



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk  
01945 428830

Commercial

**FOR SALE: £295,000**  
**TO LET: £23,500 pa**



Ref: 23098

**28 High Street, Wisbech, Cambridgeshire, PE13 1DE**

- Prominent High Street Retail Premises
- Totalling approximately 204.6m<sup>2</sup> (IPMS3)
- Ancillary Staff Facilities
- Rear Delivery/Loading Access
- For Sale Freehold or To Let on a New Lease



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### LOCATION

The property is prominently located on the High Street in the Georgian market town of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 30,000 and is a market town of great character and historical importance.

The central business area of Wisbech comprises the High Street and the Market Place having recently undergone improvements and with a blend of local and national retailers.

The property occupies a prominent location on the High Street, just off the Market Place, where markets still take place on Thursday and Saturday every week.

### DESCRIPTION

The property is predominantly two storey and has a distinctive frontage to High Street with a very prominent window frontage onto High Street. Loading facilities to the rear of the premises via loading door.

The property is considered suitable for a variety of retail uses.

### ACCOMODATION

#### GROUND FLOOR

RETAIL AREA: 83.7m<sup>2</sup>

TREATMENT ROOM: 6.0m<sup>2</sup>

TREATMENT ROOM: 6.6m<sup>2</sup>

OFFICE: 7.4m<sup>2</sup>

PLANT ROOM: 8.0m<sup>2</sup>

#### FIRST FLOOR

STORAGE/KITCHENETTE: 26.6m<sup>2</sup>

OFFICE/STORAGE: 16.6m<sup>2</sup>

TREATMENT ROOM: 15.3m<sup>2</sup>

TREATMENT ROOM: 10.5m<sup>2</sup>

TREATMENT ROOM: 8.1m<sup>2</sup>

TREATMENT ROOM: 7.7m<sup>2</sup>

STAFF WC's.

NB All measurements are for guidance only

Offices at March and Wisbech

### SERVICES

All mains services are understood to be connected. 3-Phase electricity. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

### TERMS

The property is offered For Sale Freehold with vacant possession upon completion. Alternatively, the property is offered To Let on a new Lease, for a period to be agreed, on a Full Repairing and Insuring Basis, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. The Tenant will be responsible for all outgoings in addition to the rent.

### RATES

Rateable Value (2023 List): £13,000

Uniform Business Rates 2023/24: £6,487.00

NB: The property may be eligible for Small Business Rates Relief dependant upon the occupier's circumstances. Due to Transitional Relief Provisions the rates payable with regard to this property may have no relation to the Rateable Value. Interested parties are advised to check with the Local Rating Authority (Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ Tel 01354 654321) as to the current rates liability.

### VAT

The property has not been elected for VAT. Should the rent become subject to VAT this will be payable in addition to the rent.

### LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.



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## PLANNING

The property is currently in use as a retail unit under Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

## VIEWING

Strictly by appointment with the agent. For further information please contact Thomas Jupp or Alan Faulkner.

## DIRECTIONS

From our Wisbech office proceed east along Bridge Street. Turn left onto High Street, heading towards the Market Place, where the property can be found on the left-hand side.

## EPC RATING

BAND TBC

**PARTICULARS PREPARED** 1st June 2023





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- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.