



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £15,000 pa



Ref: 24095E

Commercial Unit at 7 Boleness Road, Wisbech, Cambridgeshire PE13 2RB

A brand-new end terrace commercial unit with parking in the main industrial area of Wisbech. The property extends to 216.0m² Gross Internal Area and would suit a range of commercial, trade counter or office purposes, Subject to Planning. The property is offered To Let on a new lease.





MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

LOCATION The property is conveniently located on Boleness Road in the main industrial area of town. Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films. Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

ACCOMMODATION

Workspace 12.0m x 18.0m 216.0m²

The approved plans provide for a small Office, Kitchen and WC. Plumbing has been installed but the Landlord is open to discussions in respect of bespoke fitting out of the unit.

PARKING Six parking spaces are included with the unit together with a small rear parking area.

SERVICES Mains drainage, electricity (3-phase) and water are understood to be connected. Prospective Tenants are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS The property is offered To Let for a term 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 outgoing in addition to the rent.

RATES The Unit is yet to be rated by the Valuation Office Agency. The payment of Business Rates will be the responsibility of the Occupier. Interested parties are advised to make their own enquiries of the Local Rating

Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 nndr@angliarevenues.gov.uk

VAT The property has not been elected for VAT. Should the rent become a taxable supply then VAT at the prevailing rate would be payable in addition to the rent.

LEGAL COSTS The Tenant will be required to reimburse the Landlord's reasonable legal costs incurred in drawing up the lease.

VIEWING For an appointment to view please apply to the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING Consent to erect a side extension to existing building and erect a detached store building was Granted by Fenland District Council under Reference F/YR21/1122/FDL. The building falls within Use Class B2 under the Town & Country Planning (Use Classes) Order 1987 (As Amended).

DIRECTIONS Take Churchill Road south out of Wisbech. At the traffic lights, turn right onto Weasenham Lane. Then turn left onto Boleness Road where the property can be found on the left hand side immediately after the turn into Olympian Close. What3Words: ///carpets.inserted.playfully

EPC RATING BAND TBA

PARTICULARS PREPARED 15th July 2024

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.