



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk **For Sale or To Let**
01945 428830
Commercial **£160,000/£13,750 pa Plus VAT**



Ref: 20072

4/4a Market Place, Wisbech, Cambridgeshire PE13 1DT

- Prominent Location
- Suitable for a range of purposes (STPP)
- Available to Buy or to Let
- With Vacant Possession



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Commercial

DESCRIPTION

A mid terraced, brick ground floor shop premises with a large basement. Total area of approximately 258m² (2780sq ft) (STMS). The property is located at the corner of the Market Square in Wisbech. This is a prominent location with a large volume of foot traffic passing on a daily basis. There is a road to the rear providing alternative access.

ACCOMMODATION

Ground Floor - Retail area with a frontage of approximately 4.8m widening significantly, and a storage area to the rear. Total ground floor area approximately 130m² (1,400sq ft) (STMS)

Basement - Large storage area totalling approximately 128m² (1,380sq ft) (STMS)

SERVICES

All mains services are connected to the property. Central heating throughout the property is provided by radiators which run from the gas fired boiler.

RATES

Current assessment £12,000

Rates payable: approximately £5,892.00

TERMS

The property is offered for Sale or To Let, as a whole, and the Let is on a Full Repairing and Insuring Lease within Part II of the Landlord and Tenant Act 1954. The tenant will be responsible for all outgoings in addition to the rent.

The Property may be available to purchase if preferred.

VAT

It is understood that the property is currently elected for VAT. Both the For Sale and the To Let price are therefore subject to VAT.

PLANNING

The property falls within Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The use of the property is longstanding and believed to be lawful. The property could be used for other purposes subject to planning.

VIEWINGS

For appointment to view please apply to the Agent directly

EPC RATING EPC Rating C

PARTICULARS PREPARED 22nd May 2020

Updated 3rd September 2020



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.