



**39 Broad Street, March, Cambridgeshire PE15 8TP**

## **High Profile Retail Premises**

- ▶ **Total NIA: 56.1 Sq M (604 Sq Ft)**
- ▶ **Nearby national operators include; Tesco Express, Nottingham Building Society and Greggs**
- ▶ **Potential for redevelopment (STP)**
- ▶ **Rent £17,500 p.a.x / Freehold Price - On application**

For enquiries and viewings please contact:



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## Location

The property is located in March, an attractive market town in Cambridgeshire, located some 15 miles to the east of Peterborough and some 28 miles to the north of Cambridgeshire. The subject property itself is located within the heart of the town centre, occupying a prominent frontage position on the north east side of Broad Street, one of the principal retail destinations. The area is occupied by a number of national retailers, namely Greggs, Nottingham Building Society, Tesco Express, Nationwide and Domino's.

## Description

The property comprises a single storey self-contained retail premises of rendered brick construction beneath a flat roof which has been fitted with an extensive flush fronted shop front. Internally, the accommodation has been laid out to provide flexible and open plan retail accommodation to the front of the unit, together with a partitioned office and welfare facilities to the rear. The specification generally includes; a suspended ceiling with inset cat ii lighting, painted and plastered walls, and carpet floor coverings. Heating and cooling is provided by way of comfort cooling.

## Accommodation

	Sq M	Sq Ft
Ground Floor	-->	
Sales Area	51.9	559
Ancillary	4.2	45
<b>Total</b>	<b>56.1</b>	<b>604</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand mains services are available in the road. Interested parties should seek confirmation from relevant suppliers about suitable services.

## Planning

Enquiries made of the local planning authority confirm that the property has authorised use under Use Class E of the Town and Country (Use Classes) (Amendments) (England) Regulations 2020. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively the vendor may consider a sale of the freehold interest.

## Business Rates

The property is currently listed as Offices & Premises and has a rateable value of £20,250.

Source: VOA

## Price/Rent

Rent £17,500 p.a.x / Freehold price - On application

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: D, 98

## Viewings

Viewings are by appointment with sole agents Innes England

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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