

FOR SALE WITH VACANT POSSESSION

Shop and Upper Parts

10 Broad Street, March, PE15 8TG



LOCATION

March is a Fenland market town in Cambridgeshire located on the A141, Huntingdon to Kings Lynn Road. The town is approximately 20 miles to the east of Peterborough, 6 miles to the south of Wisbech, 20 miles north-east of Huntingdon and 30 miles north of Cambridge.

The property occupies a highly prominent position on Broad Street, the town's principal shopping street supporting numerous national retailers such as Greggs, Tesco Express, Holland & Barrett, WH Smith and Boots.

DESCRIPTION:

The property comprises a mid-terraced lock up shop of traditional construction fronting Broad Street. The ground floor retail unit consists of a retail bank with Male and Female WCs to the rear of the unit. There is a spiral staircase to the front of the unit that leads to client meeting rooms and stairs to the rear that lead to a staff kitchen and storage room.

ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6th ed)

Ground Floor: 1,295 sq ft (120.31 sq m)
Ground Floor (ITZA): 567 sq ft (52.65 sq m)

First Floor: 704 sq ft (65.40 sq m)

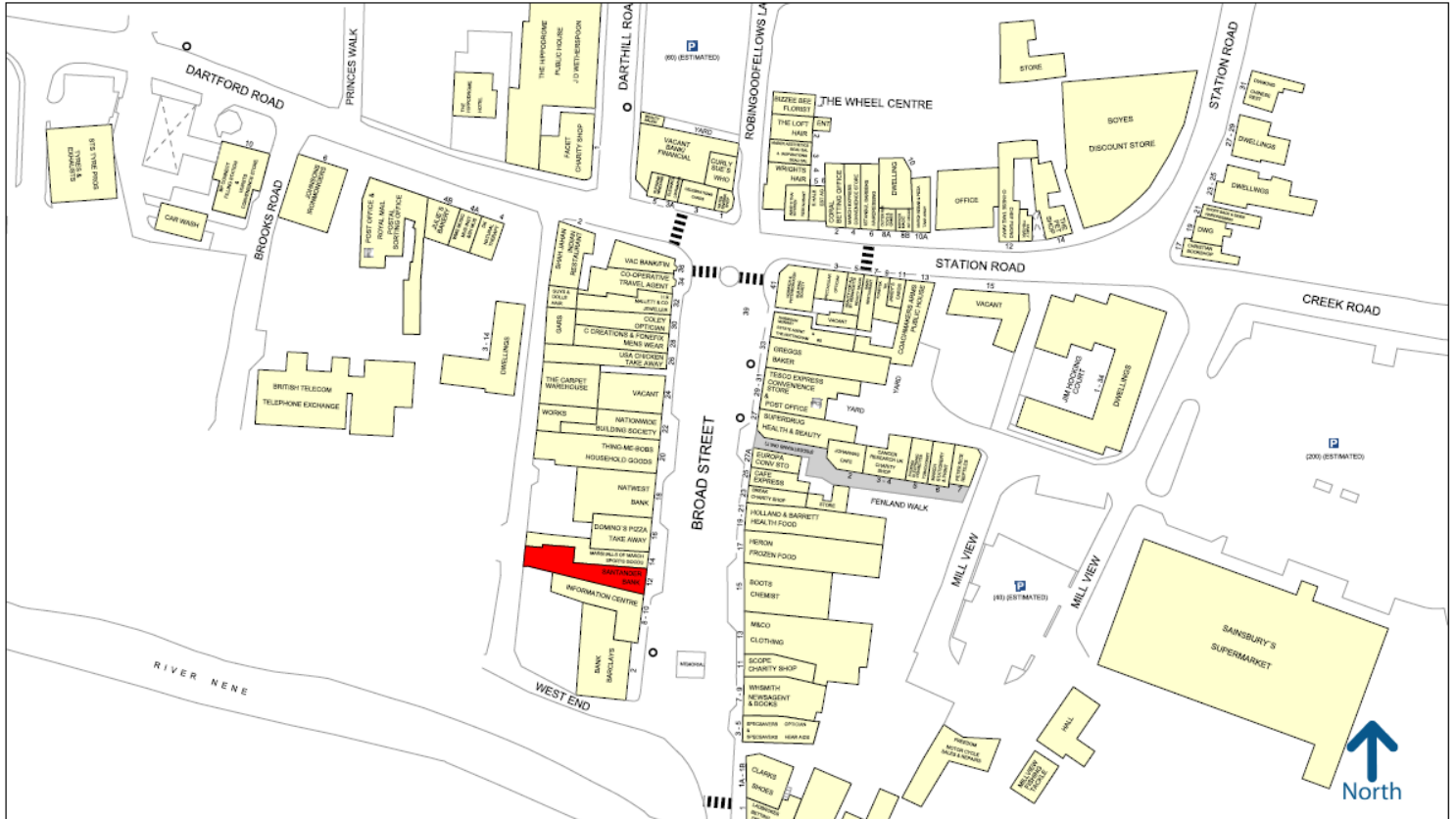
TOTAL NIA: 1,999 sq ft (185.71 sq m)

Rates

Rateable Value £19,000
UBR 0.493

Rates Payable £9,367

Interested parties should verify these figures with the Local Authority.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65 This is how energy efficient the building is.

PLANNING:

The unit currently benefits from A2 planning use

The unit could be used for a variety of uses, subject to the necessary planning consents.

TENURE

Freehold with vacant possession.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£170,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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