

# TOWN CENTRE BUILDING LEASEHOLD INTEREST

39 Market Place, Wisbech PE13 1DP



## LOCATION

Wisbech is an attractive Georgian market town in the fens of Cambridgeshire, located approximately 20 miles north east of Peterborough and 39 miles north of Cambridge.

Wisbech benefits from its proximity to the A1101 connecting to the A47 trunk road between Norwich and Leicester, and passing around the southern and eastern sides of the town.

## SITUATION

The property is prominently located on the Market Place, around which Wisbech's main retail centre is established. It is also situated within the boundaries of Horsefair Shopping Centre, which offers a range of outlets and parking for nearly 400 cars.

Market Place features a blend of local and national retailers, with nearby occupiers including Costa, WH Smith, British Red Cross and H Samuel. Local market stalls also trade from Market Place on a weekly basis.

## DESCRIPTION:

The subject property comprises an end-of-terrace period building with glazed frontage.

The main unit comprises the ground floor banking hall and the first floor comprises ancillary space including offices, kitchen and WCs.

The first floor is accessed via a staircase to the rear of the premises whilst the second floor is not currently used.

The unit benefits from return frontage.

## TENURE

Leasehold.

The property is held via a lease until 23<sup>rd</sup> June 2024 at a rent of £21,750 per annum. The next rent review is due on 24<sup>th</sup> June 2019.

## ACCOMMODATION

The unit extends to the following approximate floor areas obtained from the Valuation Office:

Sales Area:	753 sq ft / 69.91 sq m
First Floor Ancillary:	560 sq ft / 51.98 sq m
<i>(Ground Floor (ITZA):</i>	<i>509 sq ft / 47.32 sq m)</i>
<b>TOTAL NIA:</b>	<b>1,312 sq ft (121.89 sq m)</b>

## RATES

Rateable Value	£17,000
UBR	0.504

Rates Payable	£8,568
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Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

## ENERGY PERFORMANCE CERTIFICATE

39 Market Place/Unit 21 Horsefair Shopping Centre  
– 'D – 81'

## VAT

The property is not elected for VAT

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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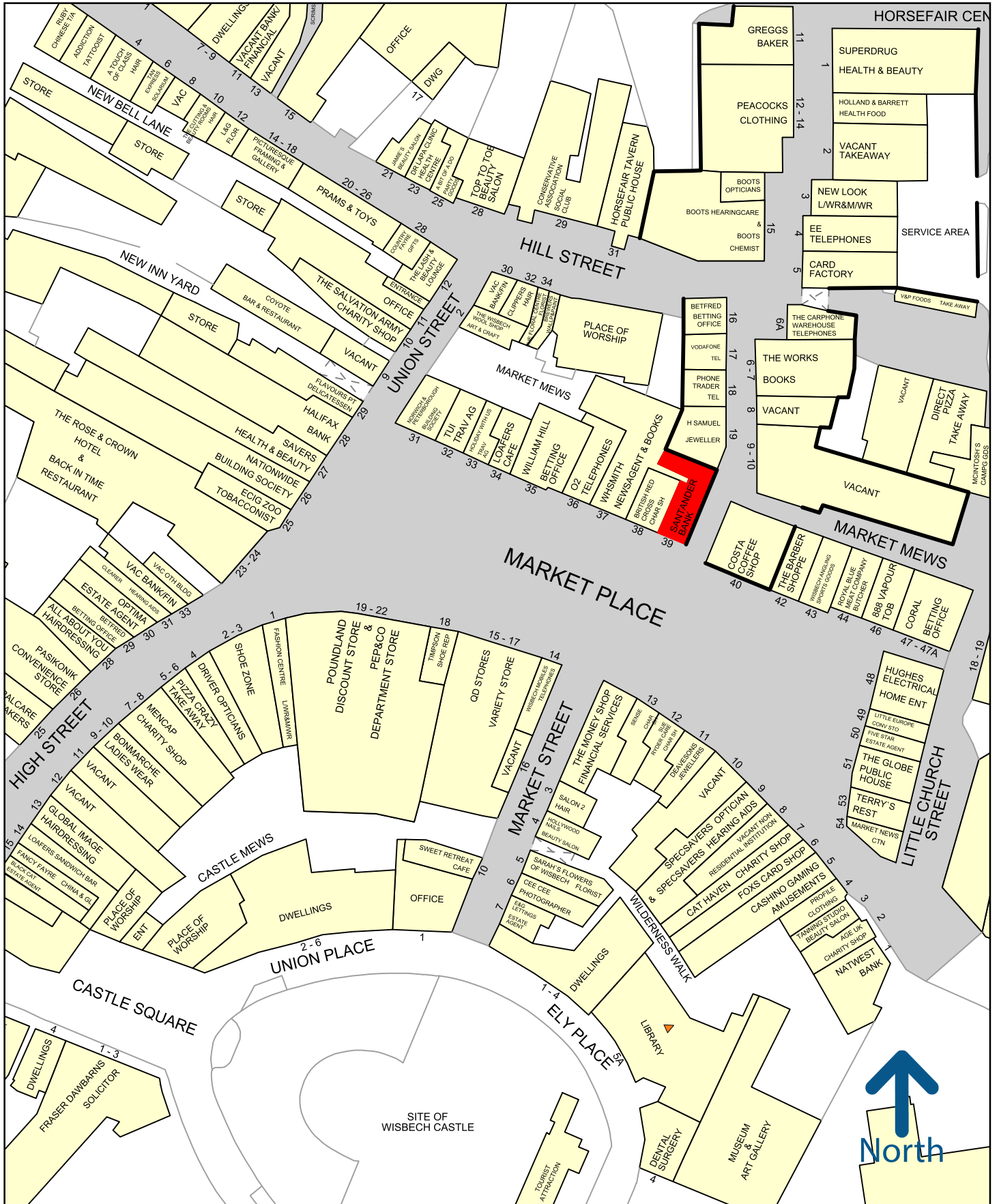
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#### Important Notice

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50 metres

Experian Goad Plan Created: 16/05/2019  
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