



MAXEY
GROUNDS

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01354 602030

Commercial

£13,000 per annum



Ref: 1709

**2B Nene Parade, March, Cambridgeshire
PE15 8TD**

- Retail Premises
- Total of 115.1m² (1,238ft²)
- Prominent Town Centre Location
- Retail Area, Kitchen, Store Room & WC Facilities
- Suitable for Uses within Use Class E
- Available To Let on a New Lease
- EPC Rating D



Offices at March and Wisbech

www.maxeygrounds.co.uk



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LOCATION The property is prominently located in the town centre of March on Nene Parade, just off the main retail street, Broad Street. March is located approximately 19 miles east of Peterborough and approximately 32 miles north of Cambridge.

DESCRIPTION A Ground Floor premises fronting onto Nene Parade and the river. The property extends to approximately 115.1sqm (Gross Internal Area) and currently comprises a Retail Area, Kitchen, Store Room with separate Male, Female and Disabled Toilets.

ACCOMMODATION

Retail Area 66.9m² (720ft²)

Kitchen 21.3m² (229ft²)

Store Room

Male, Female and Disabled Toilets

SERVICES It is understood that the property benefits from mains gas, electricity, water and drainage.

TERMS The property is offered To Let on a new Lease. The quoting rent is £13,000 per annum. The Lease will be on Internal Repairing & Insuring terms, the Tenant will also be responsible for insuring and maintaining the shop front, including the glass.

VAT It is understood that the property has not been elected for VAT.

LEGAL COSTS The Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

BUSINESS RATES

Rateable Value (2017 - Present List): £8,000.00

Uniform Business Rates 2022/23: 49.9p in the £

The property may be eligible for Small Business Rates Relief, prospective Tenants are advised to make their own enquiries of Fenland District Council.

VIEWING Viewings strictly by appointment with the Agent.

PLANNING The last use at the property falls within Use Class E(b) "Sale of food and drink for consumption (mostly) on the premises" as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended).

Under The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) the property can be used for other uses as defined within Use Class E without the need for planning consent, these include retail use, provision of financial and professional services, indoor sport/recreation, provision of medical or health services and creche or nursery use.

DIRECTIONS From our March Professional office, proceed north on High Street, then right onto Nene Parade and the property can be found on the left hand side.

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EPC RATING BAND D

PARTICULARS PREPARED 20th May 2022

PARTICULARS APPROVED 26th May 2022

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.