



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £10,000 per annum



Ref: 22233E

**10 Market Place, Wisbech,
Cambridgeshire PE13 1DT**

- Town Centre Location
- Prominent Ground-Floor Retail Premises
- Large Frontage to Market Place
- Circa 54.3m² GIA (39.5m² ITZA)
- Suitable for a Range of Uses (STPP)





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LOCATION The property is located on the edge of Market Place in the town centre, the main retail area of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a town of great character and historical importance.

Wisbech lies approximately 23 miles from Peterborough, 9 miles from Cambridge and 55 miles from Norwich. The A47 trunk road between Norwich and Leicester passes around the southern and eastern sides of Wisbech.

DESCRIPTION The property comprises a mid-terraced ground-floor retail premises with a wide frontage onto Market Place, extending to approximately 54.3m² Gross Internal Area (39.5m² ITZA). The Ground floor comprises a Shop Area and Prep Room.

The property is Grade II listed and this listing covers the exterior of the building and interior fittings due to their Art Deco details. Full details of the listing are available from the Agent or from the Historic England website.

ACCOMMODATION

Shop Area	Circa 27.0m ²
Preparation Room	Circa 26.3m ²
WC	Circa 1.0m ²

SERVICES Mains drainage, electricity and water are understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

LEGAL COSTS Each party will be responsible for their own legal costs.

TERMS The property is offered To Let on a new Lease, for a period to be agreed, on a Full Repairing and Insuring Basis and contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

The Tenant will be responsible for all outgoings in addition to the rent and will be required to reimburse the Landlord for the cost of insuring the premises.

RATES

Rateable Value (2017 List) for Whole Property:	£13,000
Small Business Multiplier (2022/23):	49.9p
Estimated Business Rates:	£6,487.00

Please note that the rateable value and estimated business rates reported are for the entire property, and only part of the ground-floor is available to rent, therefore, the incoming Tenant will be required to split the rating. The property may also be eligible for Small Business Rates Relief, depending on the occupier's circumstances. Interested parties are advised to make their own enquiries of the Anglia Revenues Partnership.

PLANNING The use of the ground-floor premises currently falls under Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

FURTHER INFORMATION Further information can be obtained from the Agent.

PARTICULARS PREPARED

16th November 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.