



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

**Offers Invited**

**As a Whole or in Two Lots**



Ref: 23088

**Castle Square United Reformed Church and 6 Union Place, Wisbech, Cambridgeshire PE13 1HB**

- Lot 1 – United Reformed Church
- Lot 2 – 6 Union Place **Now SSTC**
- Prominent Grade II Listed property
- Located in the historic centre of Wisbech
- Available as a whole or in 2 Lots
- Suitable for a range of potential uses subject to Planning and Listed Building consents.



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

## Commercial

### LOCATION

The property is located in the Georgian Market Town of Wisbech in North East Cambridgeshire. Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent itself, have featured in films. The property occupies a prominent position on the corner of The Crescent and provides quick access to the town centre.

### DESCRIPTION

A rare opportunity to acquire a premises in the historic quarter of Wisbech. Located within the Conservation Area, this Grade II Listed former church is sold as a whole or in two lots. The Castle Square United Reformed Church extends to approximately 316m<sup>2</sup> over 3 floors. The property is suitable for a variety of potential uses, subject to planning. The property at 6 Union Place extends to approximately 144m<sup>2</sup> over 4 floors and is suitable for residential or office conversion, subject to planning.

The property has suffered some water damage to the basement as a result of a recent flood, this damage is currently undergoing the necessary repair works.

### ACCOMMODATION

Lot 1 - Castle Square United Reformed Church  
Entrance lobby with elevator.

WC

Chapel Area with Gallery above

Basement provides 2 Meeting Rooms, a Kitchen and 2 WCs

Lot 2 - 6 Union Place **SSTC**

Spread over 3 Floors and a Basement, there are 2 rooms plus Hallway on every floor. Ground Floor and Basement are linked to the Chapel.

Offices at March and Wisbech

### SERVICES

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

### TERMS

The property is offered For Sale by Private Treaty as a whole or in two lots. Vacant Possession will be available upon completion. Lot 1 - United Reformed Church is offered at a Guide Price of £125,000 - £150,000. Lot 2 - 6 Union Place is now Sold Subject to Contract.

### RATES

Lot 1 is wholly exempt from Business Rates as a place of worship. If this use were to change, the Rateable Value for this property would need to be re-assessed.

Lot 2 - 6 Union Place

Rateable Value (2023 List): £4,650

Uniform Business Rate: 49.9p in the £

NB Due to Transitional Relief and Small Business Rates Relief the actual rates payable in respect of the property may have no relation to the figure quoted.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 [ndr@angliarevenues.gov.uk](mailto:ndr@angliarevenues.gov.uk)



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

## Commercial

### VAT

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

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

Strictly by appointment with the agent. For further information please contact John Maxey or Alan Faulkner.

### PLANNING

Consent granted under ref F/YR08/0708/F for the conversion of the basement is shown on the Fenland District Council website. The use as a Chapel is understood to be since original construction and lawful. There is potential for

community, business or residential uses, subject to planning.

6 Union Place lends itself to a residential townhouse conversion.

### DIRECTIONS

From our Wisbech office proceed east into Bridge Street and follow into York Row, the property can be found on the left hand side adjacent to the small car park.

What 3 Words:///remit.deals.offstage

### EPC RATING

The property is currently exempt from the requirement for an EPC under the Minimum Energy Efficiency Standards (2015) as a Grade II listed place of worship.

**PARTICULARS PREPARED** 8<sup>th</sup> August 2023

**PARTICULARS AMENDED** 1<sup>st</sup> February 2024



# MAXEY GROUNDS





MAXEY  
GROUNDS



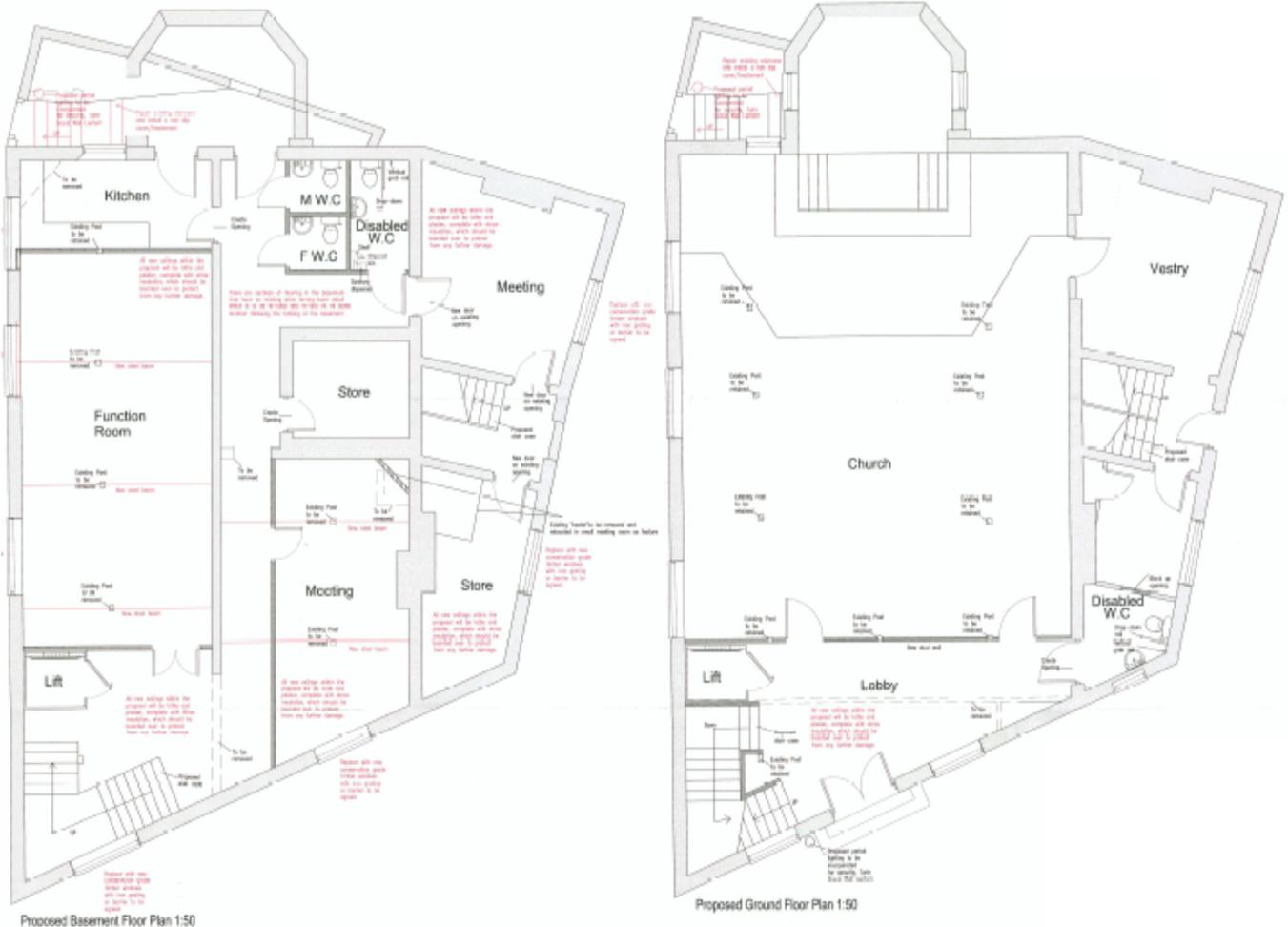


# MAXEY GROUNDS

commercial@maxeygrounds.co.uk  
01945 428830

**Commercial**

Ground Floor and Basement Floorplans  
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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.