



Unit 1

Cromwell Road, Wisbech, PE14 0RG

Prominent Roadside Retail or Trade Counter Premises

6,620 sq ft
(615.02 sq m)

- Highly Visible
- Well Presented
- Ample Parking
- Good Road Links
- Close to other retailers
- Refurbished

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Summary

Available Size	6,620 sq ft
Rates Payable	£20,352 per annum Prospective tenants to confirm this directly.
Rateable Value	£39,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property is highly visible from the road and comprises a well presented roadside trade counter unit in the popular Cromwell Road Trading area. The main showroom has good natural light, double customer access doors and full height display windows with a roller shutter door offering ease of loading, whilst the warehouse/storage area has an additional 5m roller shutter.

Location

The property is located on the western side of Cromwell Road south of Wisbech Town Centre and north of the A47, which forms the retail hub of the town. Lidl and Tesco Extra are represented along with Belgrave Retail Park (Halfords, Dunelm, Currys/PC World, Carpetright and Pets at Home) Wickes and Farmfoods. Screwfix and KFC lie adjacent to the property.

Wisbech is a traditional Fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000 has a range of shopping facilities, primary and secondary schools and local amenities.

From Kings Lynn direction at the A47 roundabout take the second exit. At the next roundabout turn right onto Cromwell Road. The property will be found along on the left hand side just after passing the Tesco Extra and Screwfix - next door to KFC.

Accommodation

The accommodation comprises the following areas:

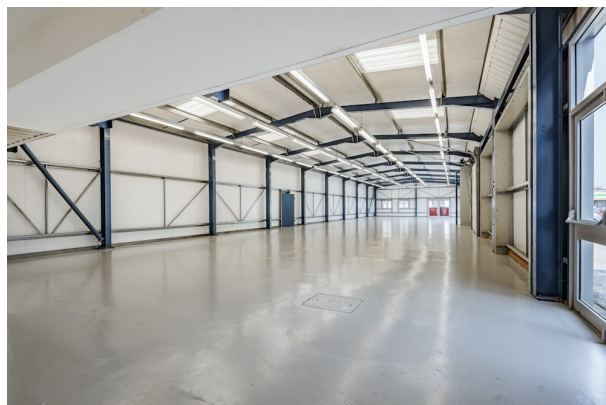
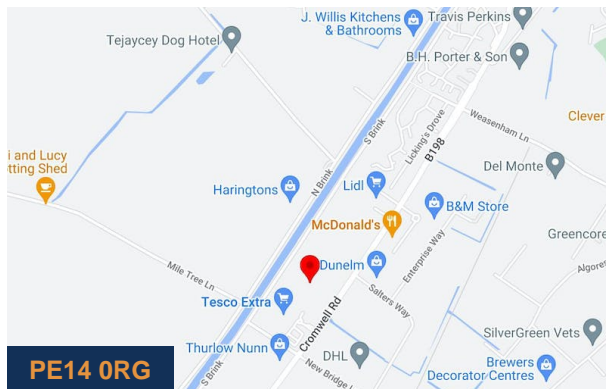
Name	sq ft	sq m	Availability
Ground	6,620	615.02	Available
Total	6,620	615.02	

Viewings

Viewings can be arranged via joint agents:-

Peter Amstell - David Charles Property Consultants
020 8429 9007 | peter@davidcharles.co.uk

Alison Richardson - Brown & Co
01553 778068 | alison.richardson@brown-co.com



Viewing & Further Information



Peter Amstell

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