



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

Guide Price

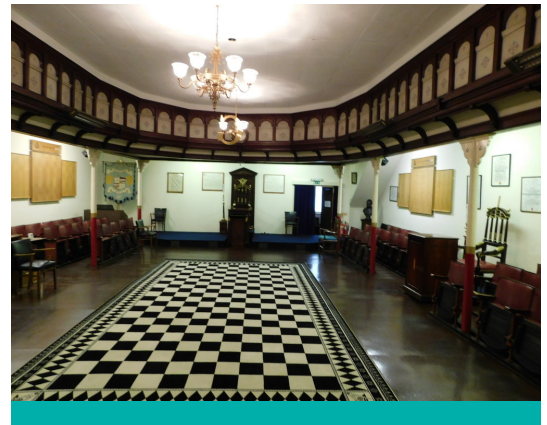
£150,000



Ref: 24004E

Premises at The Crescent, Wisbech, Cambridgeshire PE13 1EH

Prominent Grade II Listed property in the historic quarter of Wisbech suitable for a range of potential commercial or residential uses subject to obtaining the necessary planning and Listed Building consents.





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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 within The Crescent and benefits from additional rear pedestrian access from Ghost Passage.

DESCRIPTION

Coming to the open market for the first time in half a century, the property represents a rare opportunity to acquire premises in the historic quarter of Wisbech, one of only five locations in the country to offer perfect residential crescents. Located within the Conservation Area, this Grade II Listed mid terrace former Methodist Chapel is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary Planning and Listed Building consents. The sale of this building provides the opportunity for somebody with vision to sympathetically create a stunning town centre property.

ACCOMMODATION

Double entrance doors from the street provide access to the **ENTRANCE FOYER** 9.9m (ave) x 3.0m (ave) with two separate staircases leading to the First Floor, ladder access to Lower Ground Floor and door to **NAVE** 13.7m x 10.1m (ave) with raised Dias. Metal support columns and ornate painted Gallery. Double doors to **REAR FOYER** 10.6m x 3.7m. Stairs to Lower Ground

Floor. Stairs to Half Landing with **WC** and **ROOM** 3 4.9 x 2.7m.

LOWER GROUND FLOOR

SECRETARY'S ROOM 4.8m (ave) x 2.6m (ave). Separately accessed by wooden ladder from Entrance Foyer, Lower Ground Floor with some partitioning but extending in total to 18.6m (max) x 9.9m (ave).

FIRST FLOOR

Access by two separate staircases (one each side of building) to the **FIRST FLOOR AREA** 20.7m (ave) x 10.4m which is completely open and features some wooden staging where the original pews were located.

SERVICES

Mains drainage, electricity and water are understood to be connected. The Nave is currently heated by overhead electric heaters.

METHOD OF SALE

The property is offered For Sale Freehold with vacant possession upon completion of the purchase. The Seller would prefer to sell on an unconditional basis. Offers made "Subject to Planning" may be considered if they are on beneficial terms.

BUSINESS RATES

Rateable Value (2023 List): £6,200

Uniform Business Rate: 49.9p in the £

The Rateable Value is based upon the current use of the property. Alternative uses may attract different Rateable Values or Council Tax.



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VAT

It is understood that the property has not been opted to tax and so VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

LEGAL COSTS

Each party will be responsible for bearing their own costs in relation to the transaction.

VIEWING

For an appointment to view contact the Selling Agent asking for Alan Faulkner.

PARKING NOTES

On road parking in The Crescent. The Alexandra Road public car park is a short walk from the property and offers ready access to the rear entrance via Ghost Passage.

PLANNING

The current use of the property is long standing and believed lawful and falls within Use Class F1 (Learning and non-residential institutions) as defined by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The property is considered to be suited to a wide range of commercial and residential uses subject to obtaining the necessary Planning and Listed Building consents. Interested parties should make their own enquiries of the Local Planning Authority; Fenland District Council, Fenland Hall,

County Road, March, Cambridgeshire PE15 8NQ
01354 654321 info@fenland.gov.uk

AGENT'S NOTES

1. The property is subject to a covenant with the previous owners whereby the premises cannot be used for the manufacture, distribution, sale or supply of alcohol nor as a public dance hall or in connection with the organisation or practice of gambling. Full details are available upon request.
2. The listing requires that the western staircase, the columns and gallery and the first floor wooden staging are retained.
3. The folding seats are excluded from the sale.
4. One of the Trustees of the Seller is a Partner of Maxey Grounds.

DIRECTIONS

By car

From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn left into Union Place and follow round through Ely Place into the Crescent. The property can be found on the left hand side.

By foot

From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn right into the Crescent. The property can be found on the right hand side.

EPC RATING Exempt

PARTICULARS PREPARED 5th February 2024

PHOTOGRAPHS TAKEN October 2020



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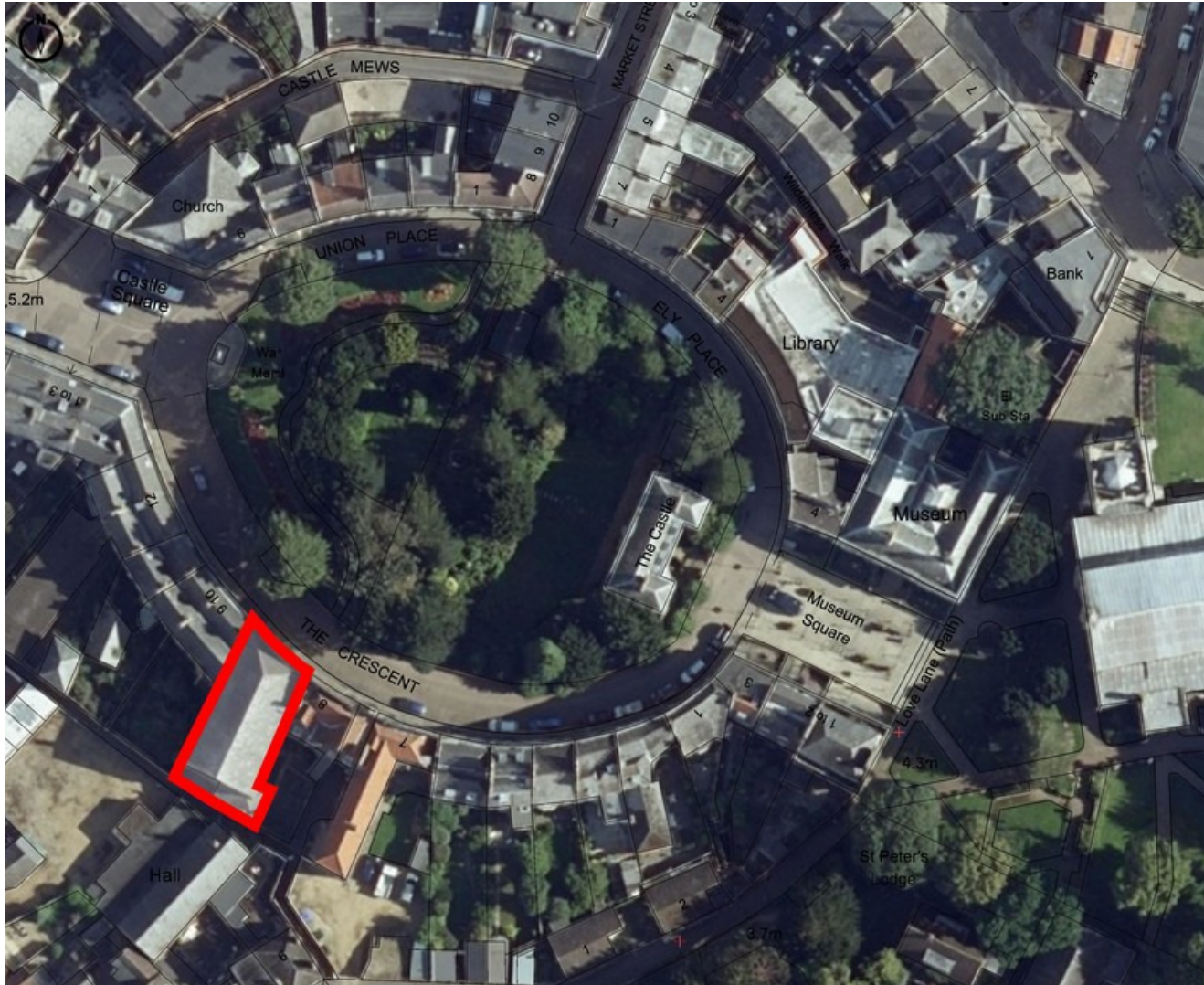


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For Identification Purposes Only – Do Not Scale

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.