



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £16,000pa + VAT



Ref: 24019E

7 Regal Road, Wisbech, Cambridgeshire PE13 2RQ

Prominent End Terrace Industrial Unit in a roadside location at the entrance to the main industrial area of Wisbech. The property extends in total to 260.0m² and comprises Workshop with Offices and Forecourt Parking. Currently operated as a Trade Counter the property is suitable for a range of uses, Subject to Planning.





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LOCATION The unit is prominently located fronting onto Weasenham Lane, being a major route into the main industrial area of town.

DESCRIPTION An end terrace unit, of brick construction, having a gross internal area of 260.0m². The Property comprises Workshop, Offices, rear access to parking and loading and a front Forecourt.

ACCOMMODATION

Reception Area	4.0m x 3.3m	(13.2m ²)
Stairs to first floor. Door through to:		
Office	5.6m x 4.0	(22.2m ²)
Personnel door through to:		
Warehouse	14.9m X 11.2	(167.3m ²)
having 3.4m eaves and roller shutter door to rear.		
Ladies & Gents WCs and Washrooms off.		
First Floor		
Office 1	4.0m x 3.7m (max)	(13.1m ²)
Office 2	2.8m x 2.4m	(6.7m ²)
Kitchen	3.1m x 1.9m	(6.0m ²)
Ladies & Gents WCs and Washrooms off.		

OUTSIDE The property benefits from a surfaced forecourt fronting onto Weasenham Lane (accessed via Regal Road) which would provide a useful display area or customer parking. To the rear of the unit a surfaced shared yard providing parking and unloading to the roller shutter door into the unit.

SERVICES Mains drainage, electricity (3-phase to Warehouse), gas and water are all understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies. Electric storage heaters to the Offices.

TERMS The property is offered To Let on a new lease on terms to be agreed (minimum of six years), contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. Leases will be subject to three-yearly rent reviews. The Tenant will be responsible for all outgoing in addition to the rent.

RATES

Rateable Value (2023 List):	£11,000
Small Business Multiplier 2023/24:	49.9p in the £

NB 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.

VAT The property has been elected for VAT and, therefore, VAT at the prevailing rate is chargeable on the rent.

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

VIEWINGS Viewing is strictly by appointment with the Agent. For further information please contact Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING The current use of the property falls within Use Classes B2 (General Industrial) and B8 (Storage and Distribution) as defined by the Town and Country Planning (Use Classes) Order 1987 (As Amended). Any change of use would be subject to the Landlord's consent and at the Tenant's expense.

It is understood that consent has previously been granted for use of the property for vehicle sales. Interested parties are advised to make enquiries of the Local Planning Authority (Fenland District Council).

DIRECTIONS From our town centre office proceed south west along South Brink. Continue along into Cromwell Road and take the second left (Weasenham Lane) before Tesco's supermarket. Cross over the old railway line and the property will be found on the right hand side of the road just before the second right into Algores Way. Access to the forecourt is via Regal Road (first right off Weasenham Lane) around the back and side of the unit.
What3Words: ///noun.following.ambition

EPC RATING TBC

PARTICULARS PREPARED 4th March 2024



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- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

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.