



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

Lot 2



Ref: 22248E

13 Alexandra Road, Wisbech, Cambridgeshire PE13 1HQ

A substantial commercial premises formerly utilised as Funeral Director's premises with dual frontage onto both Alexandra Road and Love Lane. The property is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary Planning consents. For Sale by Online Auction on 4th April 2024. Bidding closes 19:30. Guide Price: £275,000 - £300,000.



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LOCATION The property occupies a prominent location on the corner of Alexandra Road and Love Lane in the Fenland Market Town of Wisbech in North East Cambridgeshire. Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films.

Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

ACCOMMODATION

Ground Floor

Reception	3.8m x 3.0m
Office 1	3.8m x 3.6m
Entrance Hallway with stairs to First Floor	
Kitchen	4.5m (max) x 2.0m (max)
WC	
Office 2	4.7m x 4.6m (max)
Office 3	4.5m x 4.0m
Chapel of Rest	4.2m x 2.3m
Mortuary	3.1m x 2.5m
Garage	8.0m (max) x 7.8m (max)
Kitchen	3.1m x 2.2m
Office 4	3.8m (ave) x 3.3m
Store	3.5m x 1.4m
Archive Store	5.2m x 2.4m
External Store	3.8m x 3.3m
External WC	
External Store	1.9m x 1.8m
First Floor	
Front Office	4.7m (max) x 3.6m (max)
Kitchen	

WC

Admin Office	4.9m x 4.5m
Former Bathroom	3.0m x 1.6m
Boiler Room	1.6m x 1.5m
Over Garage Store	11.7m (max) x 9.0m (max)
Store	6.3m x 4.0m
Second Floor	
Office	3.6m x 3.6m

OUTSIDE Enclosed yard area having vehicular access from Alexandra Road.

The property is situated close to the Alexandra Road public car park.

SERVICES Mains drainage, electricity and water are all 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 in as seen condition by Public Auction at a Guide Price of £275,000 - £300,000. The Auction will take place on Thursday 4th April 2024 and will be held on our online auction system. Bidding commences at 12:00 and finishes at 19:30.

The Auction Information and Legal Pack will be available for inspection during the 14 days prior to the Auction on the online system at <https://www.maxeygrounds.co.uk/buy/commercial-sales/100277009892-22248e>

At the fall of the hammer, contracts will unconditionally exchange with completion on 2nd May 2024 or earlier by arrangement. The successful Buyer will be required to pay 10% of the purchase price at the fall of the hammer, which constitutes a binding contract, with the balance payable upon completion. The Buyer will also be required to reimburse the Seller for the cost of searches in the amount of **£1,247.04**



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inclusive of VAT together with an administration fee of **£300.00** inclusive of VAT. There are no further fees payable to the Auctioneer by the Buyer. Prior registration and lodging of deposit is required utilising our online auction system.

RATES

Rateable Value (2023 List) £12,000
Small Business Multiplier '23-24 49.9p in the £
NB Due to Transitional Relief, Small Business Rates Relief and Retail, Hospitality and Leisure Discount 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

VAT We are advised that the property has not been elected for VAT. Consequently, VAT is not payable in addition to the asking price. However, the Seller reserves the right to charge VAT in addition to the agreed sale price should the sale become subject to VAT.

VIEWINGS By appointment with the Auctioneer.

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 last use of the property falls within Use Class E(c)(ii) Professional Services as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

The property is considered to provide considerable scope for a range of alternative commercial uses (subject to obtaining any necessary planning consents) or for conversion into residential accommodation.

AUCTIONEER'S NOTES

Part of the property (blue on plan) is excluded from the Registered Title of the property.

There is a Right of Access to the yard in favour of the adjacent property.

The property is offered For Sale subject to a covenant which prevents the use of the property for the purposes of a funeral directors, monumental masons or any associated or ancillary trades relating to the provision of funerals for a period of 10 years.

DIRECTIONS

By Foot: From our Wisbech Office turn right and proceed down Alexandra Road where the property can be found on the left hand side.

By Vehicle: From our Wisbech Office proceed west along South Brink. Take the first left turn into Somers Road. Turn left onto Queens Road and then left onto King's Road. Follow the road around to the left onto Alexandra Road and the property can be found on the right hand side just after the turning into Love Lane. What3Words: ///hothouse.moguls.bluntly

EPC RATING BAND E

PARTICULARS PREPARED 21st March 2024



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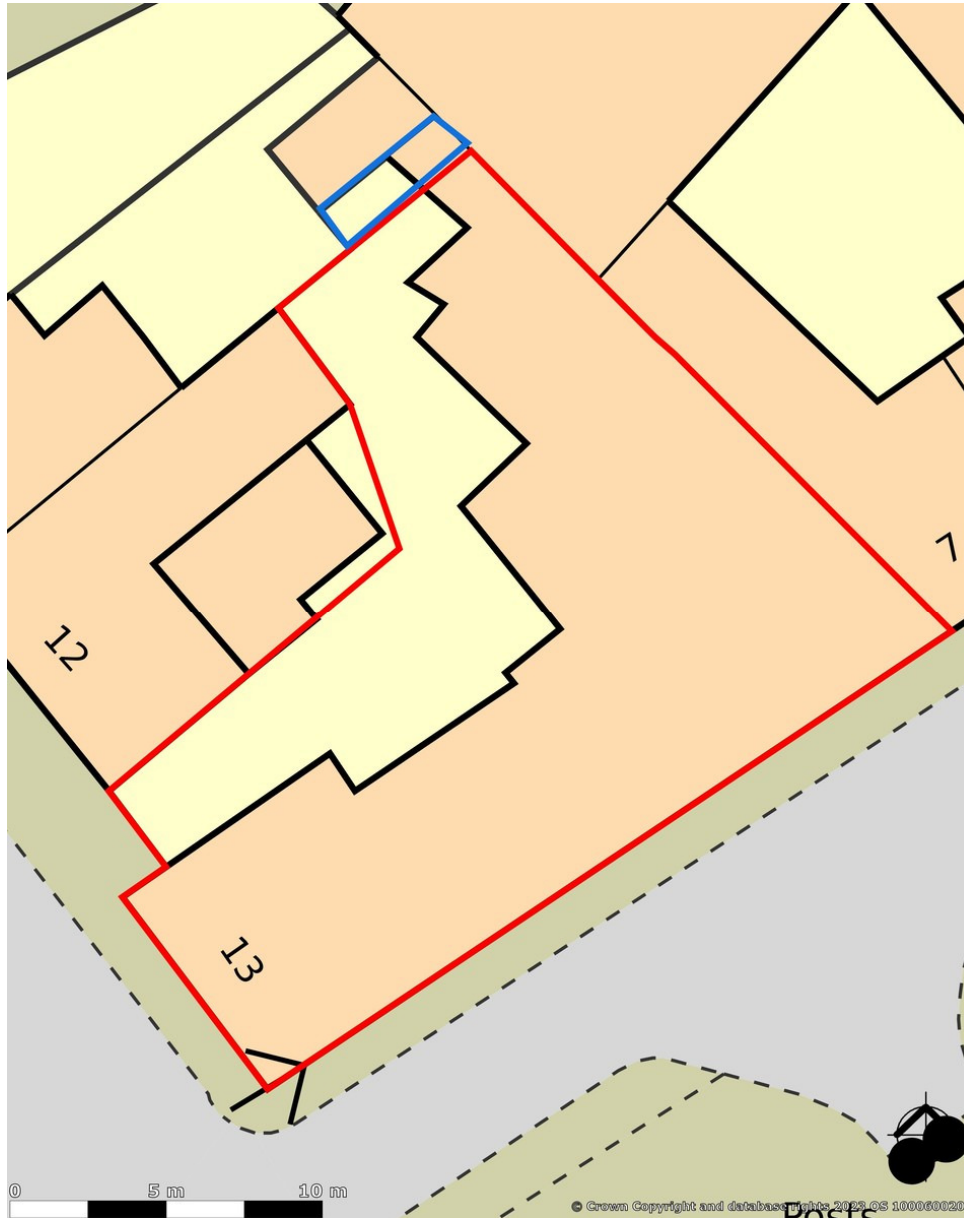


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For Identification Purposes Only – Do Not Scale

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.

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