



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £14,400pa + VAT



Ref: 24023E

**51 West Street, Wisbech, Cambridgeshire
PE13 2LY**

A versatile retail premises, recently refurbished, in a convenient location within walking distance of the town centre. The property is offered To Let on terms to be agreed. Available for immediate occupation.





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LOCATION The property is conveniently located within walking distance of Wisbech Town Centre adjacent to Norfolk Street.

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.

DESCRIPTION A versatile retail premises which has recently refurbished, including suspended ceilings with recessed LED light panels and tiled flooring. The property extends in total to 140.6m².

ACCOMMODATION

Retail Area

(L-Shaped) 14.0m(max) x 11.2m(max) 111.7m²

Kitchen 2.7m x 2.6m 7.2m²

WC 2.9m x 2.6m 7.5m²

Store 7.2m (max) x 2.5m (max) 10.0m²

Store 2.1m x 2.0m 4.2m²

ITZA 86.7m²

AMENITIES The property is located close to the Onyx Court public car park.

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

TERMS The property is offered To Let on terms to be agreed.

EPC RATING BAND C

RATES

Rateable Value (April 2023 to present): £9,200

Small Business Multiplier 2024-25 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 nndr@angliarevenues.gov.uk

VAT The property has been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the rent.

LEGAL COSTS The Tenant will be required to reimburse the Landlord's reasonable legal costs incurred in drawing up the lease.

VIEWINGS For an appointment to view please apply to the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord 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 retail use of the property is long standing and believed lawful and falls within Use Class E(a) as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

DIRECTIONS From our Wisbech office proceed west along South Brink (B198). Take the first left into Somers Road and then follow round to the left onto Queens Road. At the T-junction turn left onto Victoria Road. Turn left at the next T-junction onto West Street where the property can be found on the left hand side.

What3Words: ///potato.upholds.certainly

PARTICULARS PREPARED 8th March 2024

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.

Offices at March and Wisbech

www.maxeygrounds.co.uk