



MAXEY GROUNDS

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Commercial

To Let: £12,000 pa



Ref: 24036E

**17 Elwyn Road, March, Cambridgeshire
PE15 9BT**

A two-storey commercial premises occupying a prominent position close to the town centre. The property is offered To Let following relocation of the previous occupier and is considered to be suitable for a range of commercial uses, subject to planning.



Offices at March and Wisbech

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LOCATION The property is located within walking distance of March town centre, just up from the Market Place. March is a historic market town and the administrative centre of Fenland District Council. March lies on the A141 Huntingdon to Guyhirn road, where it links to the A47 giving access to Peterborough, King's Lynn and beyond. March lies approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north east of Huntingdon and 30 miles north of Cambridge. The population of March is approximately 22,000.

DESCRIPTION A versatile detached two-storey commercial premises, understood to date from 1774, providing 131.3m² of useable space in a prominent location close to the Town Centre.

ACCOMMODATION

Entrance Lobby	1.4m x 1.3m	1.8m ²
Open Plan Office with stairs to First Floor	11.4m(max) x 5.2m(max)	48.1m ²
Office 2	3.3m x 2.3m	7.3m ²
Office 3	5.5m(max) x 2.7m(max)	12.3m ²
Store Room	2.1m x 1.4m	3.7m ²
WC		
Stairs to First Floor		
Open Plan Office	11.9m(max) x 5.2m(max)	50.8m ²
Store	1.9m x 1.6m	3.0m ²
Office 5	2.3m(max) x 2.0m(max)	4.3m ²
Kitchen		
Ladies and Gents WCs		

SERVICES Mains drainage, electricity, gas and water are all 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 a new lease on terms to be agreed on a Full Repairing and Insuring basis.

EPC RATING BAND C

RATES

Rateable Value (April 2023 to present): £10,750

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 not been elected for VAT. Should the rent become a taxable supply then VAT at the prevailing rate would be 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 most recent use of the property falls within Use Class E(c)(i) as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended). The property has previously had a range of retail, storage and hot food uses. Any Change of Use will be subject to the necessary Planning Consents and consent from the Landlord.

DIRECTIONS From the Market Place proceed east along Elwyn Road, where the property can be found on the left hand side.

What3Words: ///amending.clip.richly

PARTICULARS PREPARED 10th April 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.

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