

CROMWELL LEISURE PARK

CINEMA AND RESTAURANTS

WISBECH

CAMBRIDGESHIRE

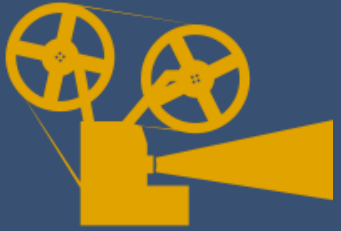
the light
PREZZO

On behalf of:  Cambridgeshire
County Council



SCHEME FACTS

CROMWELL
LEISURE
PARK



8
SCREENS

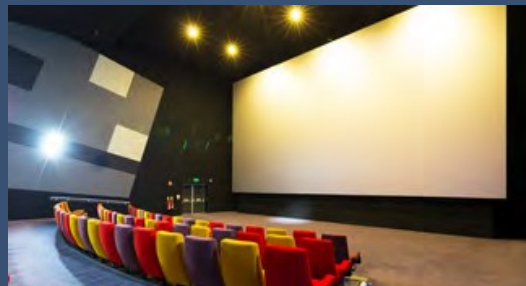
RESTAURANTS

3



100,000

APPROX. POP 10MIN DRIVE



188



FREE CAR PARKING SPACES

CROMWELL LEISURE PARK

LOCATION

Wisbech is located in the district of Fenland and the county of Cambridgeshire. Nearby towns include King's Lynn (14 miles), Spalding (21 miles), and Peterborough (23 miles). Cromwell Road Leisure Park is located on the south side of Wisbech and directly fronts the B198 Cromwell Road.

The site is opposite the new Wisbech Retail Park

Post Code: PE14 0RG

DESCRIPTION

Cromwell Road Leisure Park is located on the south side of Wisbech on the B198 and a short distance from the junction with the A47. The park is anchored by a 104,528 sq ft Tesco Extra store and the scheme also includes The Light cinema, Prezzo and Pure Gym.

Each unit has a area of outside seating.

Shared bin store.

Unit 3 is part fitted out and unit 1 has been stripped to shell and core with capped services.

PLANNING USE

We understand the property has planning consent for A3 Restaurant Use. The landlord will consider other uses.

We would advise any party to seek planning advice on the Use Class of the property prior to the letting.



CROMWELL LEISURE PARK

ACCOMMODATION SCHEDULE & TERMS

Accommodation	Sq Ft	Sq M	EPC	Service Charge	Ratable Value	Rent
Unit 1	2,495	274	C (75)	On Request	£76,500	£35,000
Unit 3	4,000	372	TBC	On Request	£88,000	£45,000

The property is available on a new fully repairing and insuring lease. The rent is exclusive of business rates, electricity & insurance.

LEGAL COSTS

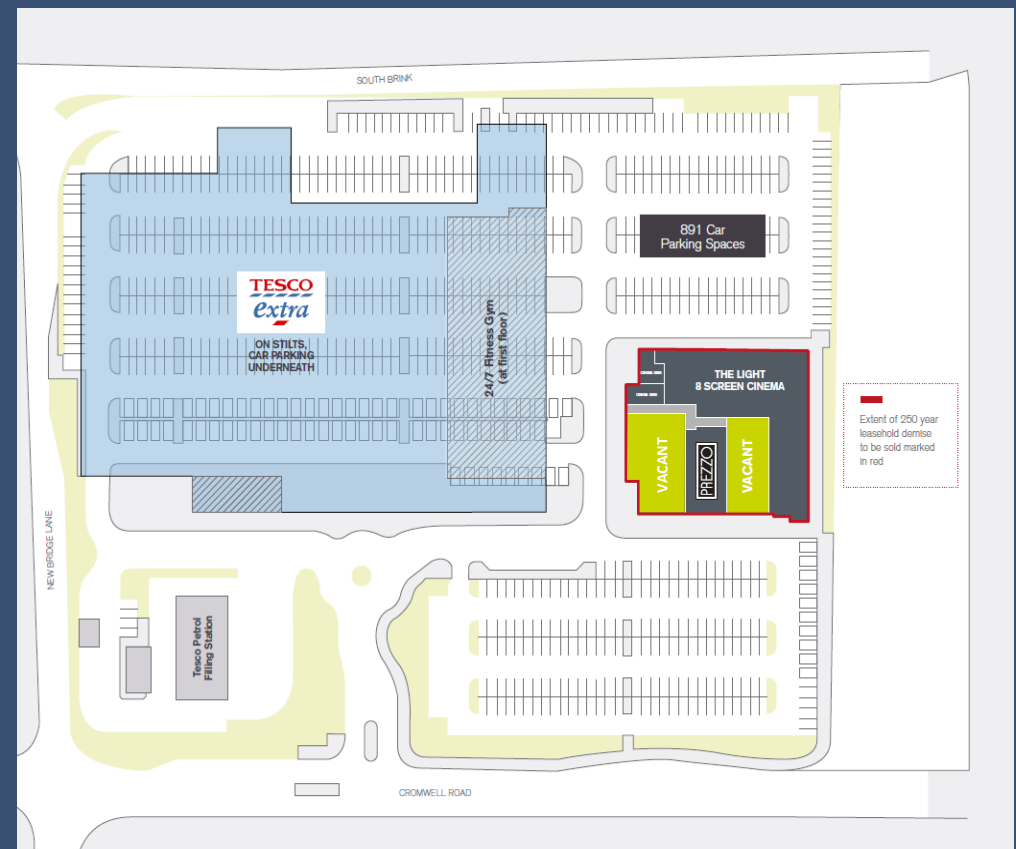
Each party is responsible for its own acquisition costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

VIEWINGS

Strictly by appointment with joint agents Carter Jonas LLP & Maxey Grounds.



CROMWELL LEISURE PARK



FURTHER INFORMATION

Should you require further information please contact joint agents:

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On behalf of:



**Cambridgeshire
County Council**

IMPORTANT INFORMATION

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