



**MAXEY
GROUNDS**

commercial@maxeygrounds.co.uk

01945 428830

Commercial

Guide Price: £350,000



Ref: 24131E

**3-4 Old Market, Wisbech, Cambridgeshire
PE13 1NJ**

- First floor, Second Floor and Basement - Residential
- Prominent Premises
- 40.5m² Commercial Space to Ground Floor
- Use Class E (Commercial, Business and Service)
- Suitable for Range of Uses (STP)
- Market Town Location





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LOCATION The property is prominently located on the Old Market in the Georgian market town of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a market town of great character and historical importance.

Wisbech lies 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 property occupies a prominent location on the Old Market, close to a free car park.

DESCRIPTION A Grade II Listed mid-terraced Georgian property over four floors. The Ground Floor is suitable for a range of commercial uses, subject to planning permission.

The accommodation comprises a large Retail/Office space on the Ground Floor, a Store Room, Kitchen and WC. There are three radiators, and four wall lights.

The property benefits from a large Basement, with a Shower Room.

The first floor comprises Living Room, Kitchen, Double Bedroom and a Shower Room.

The second floor comprises three double Bedrooms, and a Bathroom.

ACCOMMODATION

Ground Floor:

Retail / Office Area: 7.5m x 5.4m

Store Room: 3.9m x 3.8m

WC

First Floor:

Lounge: 4.5m x 4.0m

Kitchen:	4.0m x 3.8m
Bedroom 2:	4.5m x 4.2m
Shower Room:	2.4m x 1.3m
Second Floor:	
Bedroom 1:	4.7m x 4.0m
Bedroom 3:	4.4m x 4.0m
Bedroom 4:	4.0m x 3.5m
Bathroom:	3.9m x 3.6m
Basement:	
Basement:	7.2m x 8.8m

SERVICES Mains drainage, electricity, water and gas are all understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authorities and utility companies.

RATES Rateable Value (2024 List): £7,700

NB This property may be eligible for Small Business Rates Relief dependent upon the tenant's circumstances. Interested parties are advised to check with the Local Rating Authority (Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ Tel 01354 654321) as to the current rates liability

VIEWINGS For an appointment to view apply to the Agent.

EPC RATING 3 – Residential – BAND D
4 – Commercial – BAND D

COUNCIL TAX BAND 3 – Council Tax Band A

PARTICULARS PREPARED 3rd September 2024

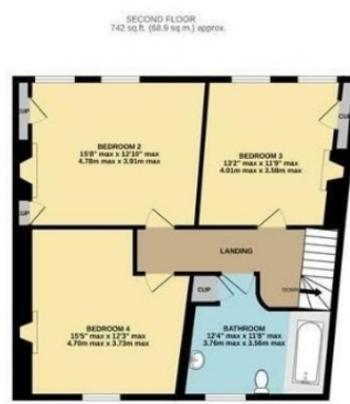
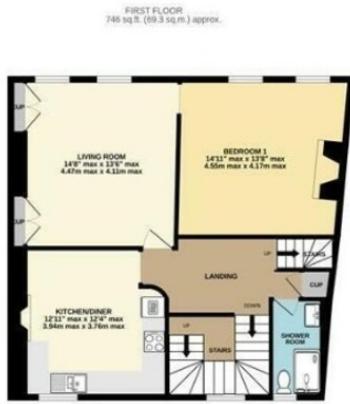
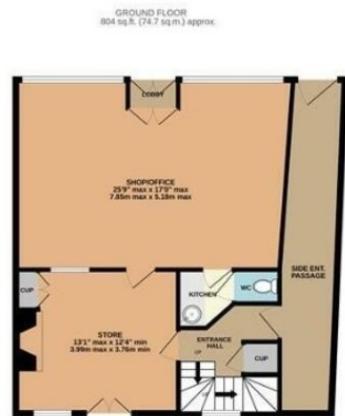


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TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- 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.