



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

## £225,000



Ref: 24191E

**38 Market Place, Wisbech,  
Cambridgeshire PE13 1DP**

A versatile and prominent Retail property on the Market Place extending to 172.7m<sup>2</sup> in total with existing Tenant on flexible terms. The property is offered For Sale Freehold subject to the existing tenancy. Gross Initial Yield 8.4%



Offices at March and Wisbech

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**LOCATION** The property is located on Market Place in the main retail area of Wisbech. 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.

The property is located close to the pedestrian walkway into the Horsefair Shopping Centre.

## ACCOMMODATION

Ground Floor	Retail Area	59.0m <sup>2</sup>
	Rear Foyer	3.1m <sup>2</sup>
First Floor	Storage	48.4m <sup>2</sup>
	WC	
Second Floor	Storage	28.9m <sup>2</sup> (restricted height)
Basement	Storage	30.7m <sup>2</sup>
Total Area ITZA		59.1m <sup>2</sup>

**SERVICES** Mains drainage, electricity (3-phase) and water are understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

**TERMS** The property is offered For Sale Freehold subject to the existing lease in favour of The British Red Cross Society who are holding over at a current passing rent of £19,000 per annum. Full details are available from the Agent.

**VAT** We are advised that the property has not been elected for VAT. In the event that the transaction becomes a taxable supply then VAT will be payable in addition to the purchase price.

## RATES

Rateable Value (2023 List): £12,250

Small Business Rates Multiplier 2023/24: 49.9p

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](mailto:ndr@angliarevenues.gov.uk)

**LEGAL COSTS** Each party will be responsible for their own legal costs incurred in the transaction.

**VIEWINGS** For an appointment to view apply to the Agent. For further information please contact Alan Faulkner.

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 current 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 east from South Brink onto Bridge Street. Turn left onto High Street and then turn right and proceed along Market Place where the property can be found on the left hand side just before the walkway into The Horsefair Shopping Centre.

What3Words: ///paintings.toasted.tiling

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 19<sup>th</sup> November 2024



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- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
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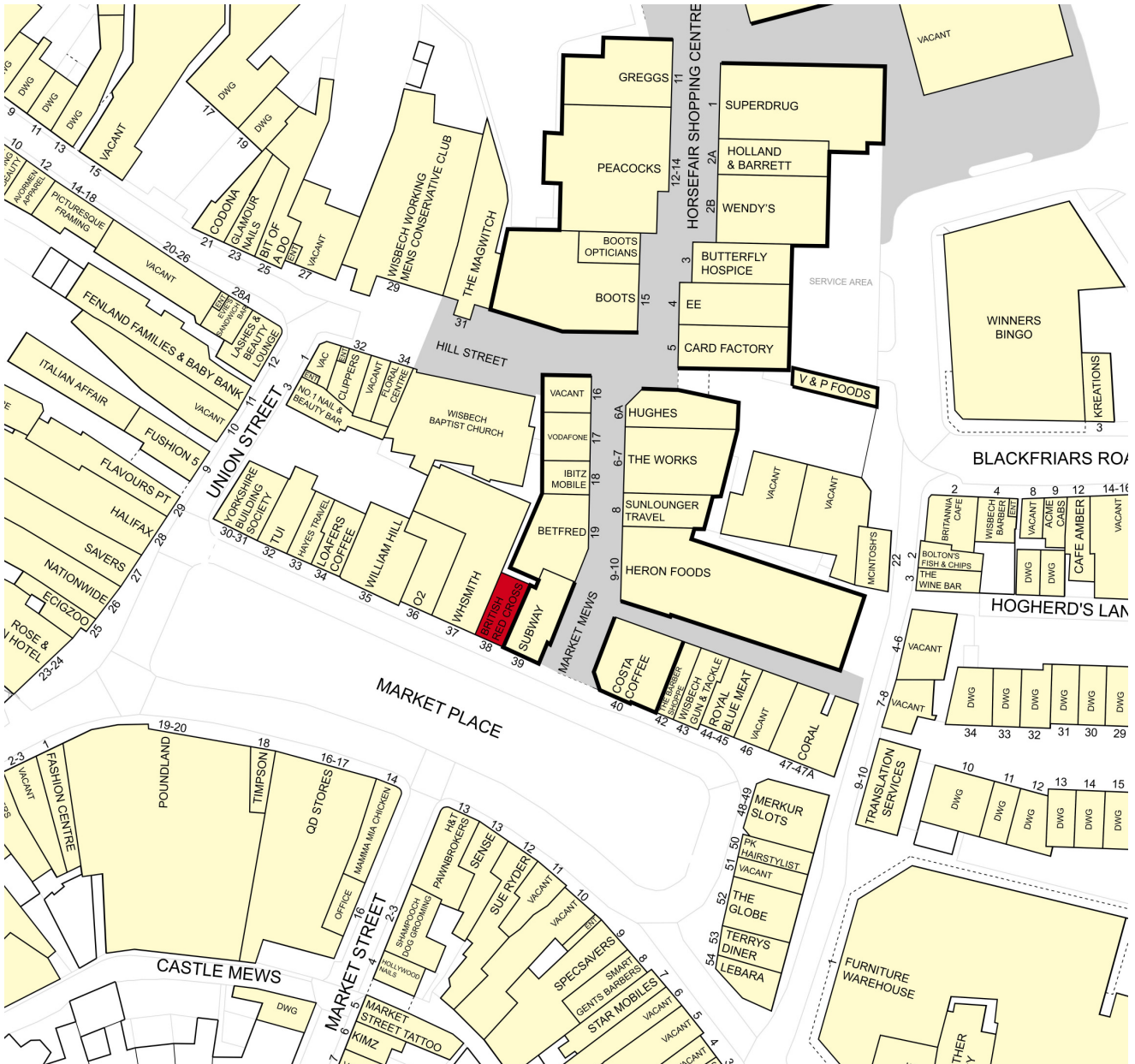


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good 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

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