



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£275,000



Ref: 24200E

9-10 The Crescent, Wisbech, Cambridgeshire, PE13 1EH

An established pair of Grade II Listed office buildings in the historic quarter of Wisbech extending to approximately 495.0m² Gross Internal Area and considered suitable for a range of commercial or residential uses subject to obtaining the necessary planning and Listed Building consents.





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LOCATION

The property is located in the Georgian Market Town of Wisbech in North East Cambridgeshire. Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent itself, have featured in films. The property occupies a prominent position within The Crescent and benefits from additional rear pedestrian access from Ghost Passage.

DESCRIPTION

The property provides a rare opportunity to acquire premises in the historic quarter of Wisbech, one of only five locations in the country to offer perfect residential crescents. Located within the Conservation Area and originally constructed as two separate properties, this Grade II Listed mid terrace pair of buildings is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary Planning and Listed Building consents.

ACCOMMODATION

No 9 The Crescent

Basement

Store Room	16.2m ²
Store Room	24.5m ²

Ground Floor

Meeting Room	23.9m ² with external door
Office	11.9m ²

Half Landing

WC

First Floor

Office	24.1m ²
Office	15.8m ²

Second Floor

Office	24.1m ²
Office	16.2m ²

Rear Access to garden area with Store Room and Dilapidated Outbuilding.

No 10 The Crescent

Basement

Store Room	16.0m ²
Store Room	10.9m ²
Store Room	33.9m ²

Ground Floor

Entrance Foyer	2.2m ²
Reception Area	32.3m ²
Kitchen/Server Room	16.6m ²
WCs	

First Floor

Office	30.3m ²
Office	12.4m ²
Office	16.2m ²

Second Floor

Office	12.4m ²
Office	15.5m ²
Office	11.0m ²
Office	16.1m ²

Rear access to garden area

SERVICES

Mains drainage, electricity (3-phase), gas and water are all understood to be connected. There is a single supply of each to the combined property. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

METHOD OF SALE

The property is offered For Sale Freehold with vacant possession upon completion of the purchase.



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RATES

Rateable Value (2023 List): £16,500
Standard Multiplier 2023/24 54.6p in the £

NB Due to Transitional Relief and Small Business Rates Relief 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

It is understood that the property has not been opted to tax and so VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

LEGAL COSTS

Each party will be responsible for bearing their own costs in relation to 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 Seller 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.

PARKING

On road parking in The Crescent. The Alexandra Road public car park is a short walk from the property and offers ready access to the rear entrance via Ghost Passage.

PLANNING

The current use of the property is long standing and believed lawful and falls within Use Class E(c) as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended).

The property is considered to be suited to a wide range of commercial and residential uses subject to obtaining the necessary Planning and Listed Building consents. Interested parties should make their own enquiries of the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 info@fenland.gov.uk

DIRECTIONS

By car: From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn left into Union Place and follow round through Ely Place into the Crescent. The property can be found on the left hand side.

By foot: From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn right into the Crescent. The property can be found on the right hand side. What3Words: ///figure.even.conjured

EPC RATING BAND E

PARTICULARS PREPARED

19th November 2024



MAXEY
GROUNDS



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS



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For Identification Purposes Only – Do Not Scale

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- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- 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.