



# MAXEY GROUNDS

[commercial@maxeygrounds.co.uk](mailto:commercial@maxeygrounds.co.uk)

01945 428830

Commercial



Ref: 25001E

**4-7 Falcon Road, Wisbech, Cambridgeshire  
PE13 1AU**

A fully let mixed use investment property in a prominent location just off the main route through Wisbech and providing a Gross Initial Yield of between **9.8%** and **12.8%**.

For Sale by Online Auction on 17<sup>th</sup> November 2025. Bidding closes at 19:00.

Guide Price **£250,000 - £325,000**.





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**LOCATION** The property is prominently located on Falcon Road and is visible from the Churchill Road (A1101) dual carriageway in the Georgian market town 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 central business area of Wisbech comprises the High Street, with its range of predominantly small local retailers, the Market Place with a blend of local and national retailers and the Horsefair Shopping Centre comprising mainly national retailers. The property lies on Falcon Road which is approximately 1½ minutes' walk from the Horsefair Shopping Centre and the town centre.

## ACCOMMODATION AND SCHEDULE OF LETTINGS

4, 5 and 6 Falcon Road are each Let on separate commercial leases for a period of ten years from 1<sup>st</sup> September 2022 at the following current passing rents:

4 Falcon Road £9,300 pa

5 Falcon Road £9,000 pa

6 Falcon Road £9,500 pa

7 Falcon Road is let on an Assured Shorthold Tenancy for twelve months from the 1<sup>st</sup> June 2024 at a passing rent of £350 pcm.

4 and 5 Falcon Road are currently utilised as a Supermarket and 6 Falcon Road is utilised in connection with this use. The total area of the commercial units is approximately 244.0m<sup>2</sup>. 7 Falcon Road is a 2 bedroom residential flat extending to approximately 92.0m<sup>2</sup>.

Total Current Rental Income for the property as a whole is **£32,000** per annum.

**SERVICES** All mains services are understood to be connected or available for connection. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

**TERMS** The property is offered For Sale in as seen condition by Public Auction at a Guide Price of £250,000 - £325,000. The Auction will take place on Monday 17<sup>th</sup> November 2025 and will be held on our online auction system. Bidding will commence at 12:00 and finishes at 19:00.

The Auction Information and Legal Pack are available for inspection on the online system at <https://www.maxeygrounds.co.uk/buy/commercial-sales/100277000231-25001e>

At the fall of the hammer, contracts will unconditionally exchange with completion on 15<sup>th</sup> December 2025 or earlier by arrangement. The successful Buyer will be required to pay 10% of the purchase price at the fall of the hammer, which constitutes a binding contract, with the balance payable upon completion. The Buyer will also be required to reimburse the Seller for the cost of the searches in the amount of **£1,674.18** inclusive of VAT together with an administration fee of **£390.00** inclusive of VAT. There are no further fees payable to the Auctioneer by the Buyer. Prior registration and lodging of deposit is required utilising our online auction system.

## RATES AND COUNCIL TAX

Rateable Values (2023 List)

4/5 Falcon Road £16,500

6 Falcon Road £11,000

The payment of Business Rates is the responsibility of the Occupier. 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](mailto:nndr@angliarevenues.gov.uk)

7 Falcon Road Council Tax BAND A



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**VAT** We are advised that the property is not elected for VAT and, consequently no VAT is payable in respect of the commercial rents or the purchase price. In the event that the transaction becomes a taxable supply then VAT at the prevailing rate will be payable in addition to the purchase price.

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

**SERVICE CHARGES** Each commercial tenant is responsible for reimbursing the Landlord's buildings insurance cost in addition to their rent.

**PLANNING** The current uses are long standing and believed lawful.

#### **EPC RATINGS**

- 4 Falcon Road BAND B
- 5 Falcon Road BAND B
- 6 Falcon Road BAND B
- 7 Falcon Road BAND D

**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.

**DIRECTIONS** From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the fourth exit, A1101 Churchill Road. Follow the dual carriageway. At the second set of traffic lights turn right onto Stermyn Street and then right into Falcon Road where the property can be found on the left hand side.

What3Words: [///interacts.princely.kindest](https://www.what3words.com/interacts.princely.kindest)

**PARTICULARS PREPARED** 15<sup>th</sup> October 2025



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Map showing a commercial district with various streets and businesses. Key streets include Hill Street, Market Place, Market Street, Ely Place, Church Terrace, Falcon Lane, and Stermyn Street. Businesses and landmarks labeled include Wisbech Baptist Church, The Works, Heron Foods, Costa Coffee, The Wine Bar, Caffe Amber, Peeperomi Pizza, and many others. A scale bar at the bottom indicates 25m and 50m. A north arrow is located in the bottom right corner.

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