



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£225,000



Ref: 25191E

**The Sunset Rooms, Station Road, Wisbech
St Mary, Wisbech, Cambridgeshire
PE13 4RY**

A potential residential development site (Subject to Planning) of approximately 0.50 Acre (STMS). The site currently comprises a commercial premises, most recently used for recreational purposes, extending to approximately 537.9m² Gross Internal Area. The site is located in a predominantly residential location and is considered suitable for residential redevelopment or a range of other commercial or recreational purposes.



Offices at March and Wisbech

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LOCATION The property is located within the Fenland Village of Wisbech St Mary, with access from both Brocks Lane and Station Road. The site lies in close proximity to the Primary School, Playing Fields, Local Shops and other village facilities, all of which are within walking distance.

DESCRIPTION A substantial commercial building understood to date from the mid-1970's with generous surfaced car park area and access from Brocks Lane together with gated driveway from Station Road.

ACCOMMODATION The property currently provides large Hall of 488.9m², Store of 72.9m², Kitchen/Lounge Bar Area of 49.0m² together with various Stores and Changing Room and WC facilities. The property sits on a plot extending in total to 0.50 Acre Subject to Measured Survey.

SERVICES Mains drainage, electricity and water are all 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 Freehold with Vacant Possession upon completion of the purchase. Whilst their preference is an outright sale, The Sellers may consider a subject to planning offer if on more favourable terms.

RATES

Rateable Value (2023 List): £17,250

Business Rates 2025/26: 49.9p in the £

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 We are advised that the property has not been elected for VAT. Should the rent become a taxable supply VAT at the prevailing rate will be payable in addition to the rent

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

VIEWINGS External viewing at any reasonable hour. Internal inspection of the building strictly by appointment with 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 Owner 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 use of the unit falls within Use Class F as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended). Whilst no direct enquiries have been made of the local Planning Authority, it is considered likely that a planning application for redevelopment of the site to provide residential units would be considered acceptable. A sketch plan showing a possible layout is attached.

DIRECTIONS From our town centre office proceed over the bridge turning left onto North Brink and proceed with the river on your left hand side through the traffic lights. Follow round where the road bends sharply to the right onto Barton Road. Follow this road to Wisbech St Mary. Upon entering the village turn right onto Station Road and then left into Brocks Lane (next after Beechings Close) where the property can be found on the left hand side. What3Words: ///grips.packet.casino

EPC RATING BAND N/A

PARTICULARS PREPARED 8th December 2025



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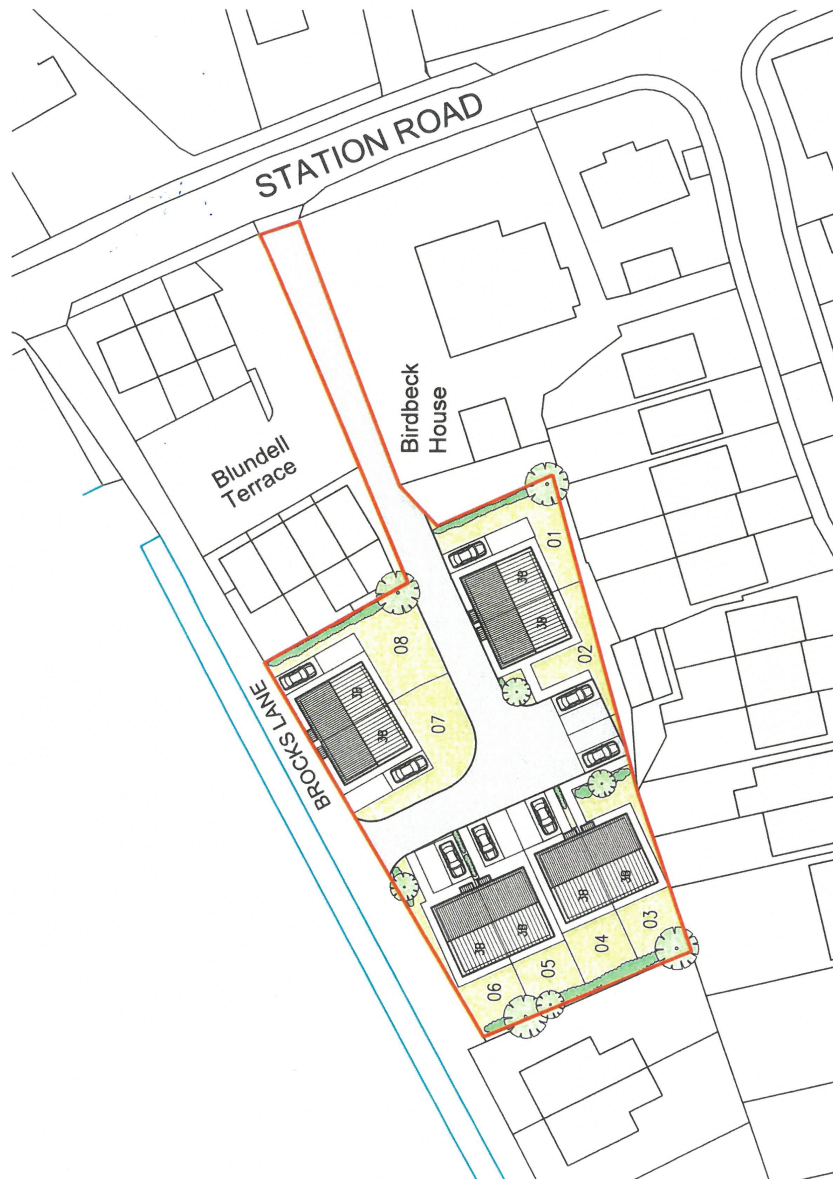


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For Identification Purposes Only – Do Not Scale

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.