



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk
01945 428830
Commercial

Asking Price Of
£95,000



Ref: 20158

13 North Street, Wisbech, Cambridgeshire PE13 1NP

- Ground Floor Retail Unit
- Two Flats Above
- Basement storage in addition
- Prominent Town Location
- Investment Opportunity
- Freehold For Sale of the whole to include rear flat
- Leasehold of rear first floor flat available separately
- Grade II Listed Property

Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

LOCATION

The property is located on North Street 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 side of Wisbech.

The property is located in a prominent location on North Street and is close to a free car park (the Old Market).

DESCRIPTION

13 North Street is a Grade II Listed property located within the market town of Wisbech. The property is comprised of a ground floor retail unit with basement storage, currently occupied as a hairdressing salon. Further details of the tenancy are available upon request.

The first floor is comprised of two flats. The leasehold of Flat 1, 13 North Street has been sold. Flat 2, is currently let to a Tenant on an Assured Shorthold Tenancy and is available either to purchase together with the freehold of the whole, or as a separate leasehold interest.

The freehold of the entire property is for sale at an asking price of £95,000, to include the rear first-floor flat.

OR

The leasehold interest in Flat 2, 13 North Street is for sale at an asking price of £42,500.

ACCOMMODATION

Retail unit:

Front Retail Area: 26.1m²

Treatment Room: 14.4m²

Rear Retail Area: 27.1m²

Rear Store 3.11m²

WC

Cellar 67.0m² in three parts accessed via hatch from Treatment Room

Residential Area:

Access to rear of property via gated entrance.

Ground Floor Hall with Stairs to First Floor

Flat 1, 13 North Street is located at the front of the property, facing onto North Street.

Flat 2, 13 North Street is a bedsit flat located to the rear of the property.

Lounge/Kitchen/Bedroom: 21.7m²

Kitchen area: Stainless steel single drainer sink unit with base units and drawers below preparation surface, tiled splash backs space and facilities for cooker. Timber frame window to side. Extractor fan. Door to inner hallway/Utility Area. Vinyl flooring. Lounge/Bedroom Area: Window to side. Wall mounted electric storage heater.

Inner Hallway/Utility Area: 3.24m²

Electric consumer unit wall mounted. Preparation surface with space and facilities under for washing machine. Laminate flooring. Door to bathroom.

Bathroom: 4.06m²

Irregular shape. Three-piece bathroom suite comprising panelled bath, wash handbasin set in vanity unit and low-level flush WC. Tiled splash backs. Extractor fan. Obscured timber framed window. Vinyl flooring.



MAXEY GROUNDS

SERVICES

It is understood that the property is connected to mains electricity, water and drainage. It is understood that gas is connected to the retail unit. Heating for Flat 2, 13 North Street is from electric storage heaters. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

RATES

Retail unit:

Rateable Value (2017 List): £5,000

Uniform Business Rates 2019/20: £2,455

NB. The property may be eligible for Small Business Rate Relief dependent upon the Occupier's circumstances.

Flat 1, 13 North Street:

Council Tax Band A

Annual Council Tax payable £1,321.30

Flat 2, 13 North Street:

Council Tax Band A

Annual Council Tax payable £1,321.30

PLANNING

13 North Street is currently in use as a hairdressing salon which falls within Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The use of the Flats falls within Use Class C3 (Dwellinghouses) as defined by the Town & Country Planning (Use Classes Order) 1987 (As Amended).

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICE CHARGE

The units each contribute a share of maintenance and insurance costs. The proportions are as follows:

Retail unit - 50%

Flat 1, 13 North Street - 33.3%

Flat 2, 13 North Street - 16.7%

There is a ground rent of £250 per annum payable by each flat to the freeholder. Further details are available from the Agent.

VAT

It is understood that the property is not currently elected for VAT. All guide prices quoted are excluding VAT. Should any VAT become chargeable on the transaction this will be paid in addition.

VIEWING

Strictly by appointment with the Agent, Maxey Grounds & Co. For further information please contact Natalie Jeary

DIRECTIONS

From our Wisbech Professional Office, proceed across the Town Bridge into the Old Market. At the junction, turn right onto North Street and the property can be found on the left-hand side, just before the road widens.

POSSESSION

Any sale will be subject to the existing tenancies of the ground floor retail area and Flat 2.

EPC RATING

Retail Unit: C

Flat 2: E

PARTICULARS PREPARED 7th October 2020
Updated 16th March 2021

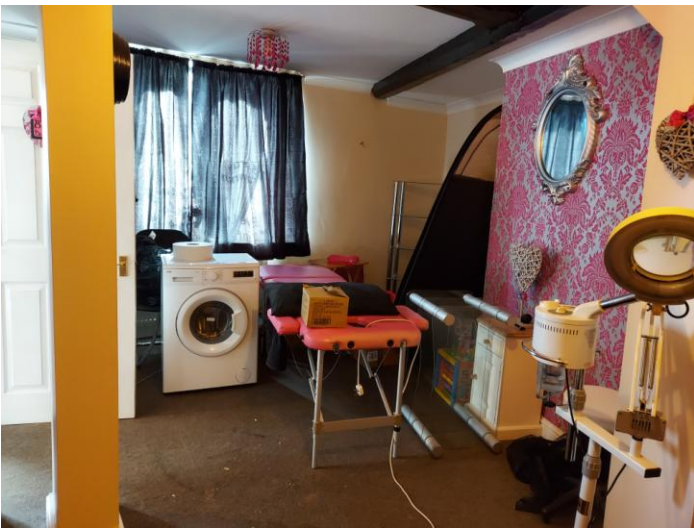


MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial



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.