

Retail

To Let



1 Market Place, Wisbech
PE13 1DT
801.1237251



1 Market Place

Wisbech, Cambridgeshire, PE13 1DT



Agreement

To Let



Detail

Retail Unit



Rent

From £15,000 pax



Size

129.5 sq m (1,394 sq ft)
plus basement of
39.8 sq m (428 sq ft)



Location

Wisbech, PE13 1DT



Property ID

801.1237251

For Viewing & All Other Enquiries Please Contact:



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Director

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Surveyor

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Property

The property comprises a self contained lock-up retail unit arranged over ground floor and basement levels.

The ground floor provides largely open plan trading space, with some partitioned offices albeit the unit could be stripped out to provide a completely open sales area.

The basement provides a staff room, WC accommodation and storage areas.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas:

Area	m ²	ft ²
Ground floor	129.5	1,394
Basement	39.8	428
Total Net Internal Area	169.30	1,822

Energy Performance Certificate

Rating: C (59). A copy of the certificate is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for retail uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Fenland District Council
Description: Bank and Premises
Rateable value: £13,250
UBR: 0.392
Period: 2026-202

For qualifying occupiers, being an occupier for which this is its only commercial premises, **58.3% Small Business Rates Relief is available**. For non-qualifying occupiers, multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term of 5 years or longer.

Rent

Year 1 - £15,000 **with 4 months rent free followed by 6 months at half rent**
 Year 2 - £16,500
 Year 3 - £17,500
 Year 4 - £18,500
 Year 5 - £19,500

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, tenants will be required to provide ID documentation and pass AML checks prior to instruction of solicitors.





