



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£400,000



Ref: 26028E

Bank Bungalow & 14 The Bank, Parson Drove, Wisbech, Cambridgeshire PE13 4JD

Coming to the market for the first time in three generations, these properties have formed an integral part of the village of Parson Drove for almost 100 years and are now available For Sale as a whole offering the new owner an opportunity to write the next chapter. Currently offering mixed Residential and Retail Use, the properties are available as a whole and would suit a range of uses Subject to Planning.



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LOCATION The properties are prominently located in Parson Drove which lies approximately 7 miles West 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.

DESCRIPTION Two separate properties, one commercial and one mixed commercial and residential being offered as a whole. Bank Bungalow was previously used as a tack shop and, more recently, as a dog grooming parlor. 14 The Bank was formerly used as a butcher's shop, with retail area, storage, fridges and freezer and office together with cellar. Two story residential accommodation. The properties would be suitable for a range of commercial or residential uses subject to planning.

SERVICES Mains electricity and water to Bank Bungalow. Mains electricity (3-phase) and water supply to 14 The Bank shared between the commercial and residential elements. Separate Private drainage to each property. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

ACCOMMODATION

Bank Bungalow:

Shop	23.6m ²
Store	12.9m ²
Store	3.8m ²
Kitchen	5.0m ²
Store	5.3m ²
Store	2.6m ²
Office	18.0m ²
WC	3.5m ²

14 The Bank:

Ground Floor	
Lounge/Diner	24.6m ²
Kitchen	6.9m ²
Office	6.5m ²
Shop	13.6m ²
Coldstore	6.1m ²
Cutting Room	12.7m ²
Freezer	2.0m ²
Cookhouse	7.1m ²
Fridge (1)	22.7m ²
Fridge (2)	5.2m ²
Store	8.3m ²

First Floor	
Bedroom 1	14.0m ²
Bedroom 2	11.4m ²
Bedroom 3	12.1m ²
Bedroom 4	12.0m ²
Bathroom	6.9m ²
Staff Room	9.2m ²

Cellar	7.9m ²
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Garage	75.6m ²
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TERMS The properties are offered For Sale freehold as a whole with vacant possession upon completion.

RATES

Bank Bungalow

Rateable Value (April 2023 List): £2,375

Rateable Value (April 2026 List): £3,100

Business Rates 2026/27: 43.2p in the £

14 The Bank

Rateable Value (April 2023 List): £2,550

Rateable Value (April 2026 List): £3,000

Business Rates 2026/27: 43.2p in the £

Due to Transitional Relief and Supporting Small Business Relief the rates payable in respect of the property may be reduced. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the likely 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

Council Tax Band B

VAT We are advised that the properties have not been elected for VAT. Should the sale become a taxable supply then VAT at the prevailing rate would be payable in addition to the purchase price.

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

PARKING Driveway to Bank Bungalow and large garage to 14 The Bank.

VIEWINGS Viewing is 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 existing commercial and residential uses are long standing and believed lawful.

The properties offer scope for a range of alternative uses, subject to obtaining any necessary planning consents.

AGENT'S NOTES

The front of Bank Bungalow is a fibre cement prefabricated building dating from after the First World War which has been externally rendered.

Some of the rooves to the stores are of fibre cement sheet construction.

DIRECTIONS Starting from the centre of Wisbech proceed west along Leverington Road to Dowgate Road continuing onto Leverington Common. Follow Leverington Common round to the right onto High Side to Main Road. Turn right at the T-Junction onto The Bank, then take the first right. The property can be found a short distance down on the right hand side.
What3Words: ///snacks.villager.shots

EPC RATING BAND TBA

PARTICULARS PREPARED 19th February 2026

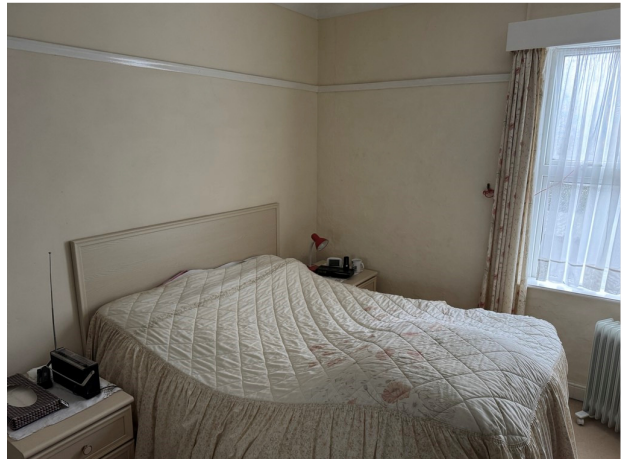


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For Identification Purposes Only – Do Not Scale

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.

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