



First Floor Offices, 55/57 High Street, March, Cambridgeshire
PE15 9JJ

811.141782



BTG
Eddisons

FIRST FLOOR OFFICES, 55/57 HIGH STREET

MARCH, CAMBRIDGESHIRE, PE15 9JJ



Agreement

To Let



Detail

Office



Rent

£13,650 pa



Size

181.16 sq m (1,950 sq ft)



Location

March, PE15 9JJ



Property ID

811.141782

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
MRICS MCIQB
Director

stephen.power@eddisons.com
07866 165016
01480 451578



JACOB HARRIS
Graduate Surveyor

jacob.harris@eddisons.com
07483 346725
01480 451578

Property

First floor offices with a combination of open plan and individual offices, reception area, kitchen and separate male and female W/C's. The property benefits from air conditioning, and is next to a free town centre car park. The recent refurbishment included replacement of the windows, upgraded lighting and redecoration throughout.

Energy Performance Certificate

Rating: C (55)

A copy of the EPC is available on our website.

Services

Mains electricity and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) 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: Offices and Premises
Rateable Value: To be confirmed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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, on terms to be agreed.

Rent

£13,650 per annum payable quarterly in advance.

VAT

We understand that VAT will be charged on the rent.

Legal Costs

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

Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

March is a traditional Fenland market town in Cambridgeshire situated off the A141, Huntingdon to Kings Lynn road. The town is approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north-east of Huntingdon and 30 miles north of Cambridge. March has a population of approximately 22,000 and has an established and comprehensive range of both retailers and local services.

55-57 High Street is prominently located close to the centre of March only a short distance from the Market Square and is convenient for the town centre car parks and services.





