

RETAIL TO LET

28 Market Place

Wisbech, PE13 1DQ



Key Highlights

- Suitable for a range of uses STP
- Prominent town centre location fronting Market Place
- Located on pedestrianised thoroughfare
- EPC Rating: C
- Nearby occupiers include Costa Coffee, Nationwide, Greggs and Savers
- Free car parking available nearby for 3 hours
- 2,414 Sq Ft

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The subject property comprises a ground floor retail premises with a wide frontage onto Market Place. It is configured as a traditional banking hall with meeting rooms and ancillary. The ground floor air conditioning, LED lighting and a mixture of carpet and wooden flooring. The property is suitable for a range of uses subject to planning.

ACCOMMODATION

The accommodation comprises the following areas:

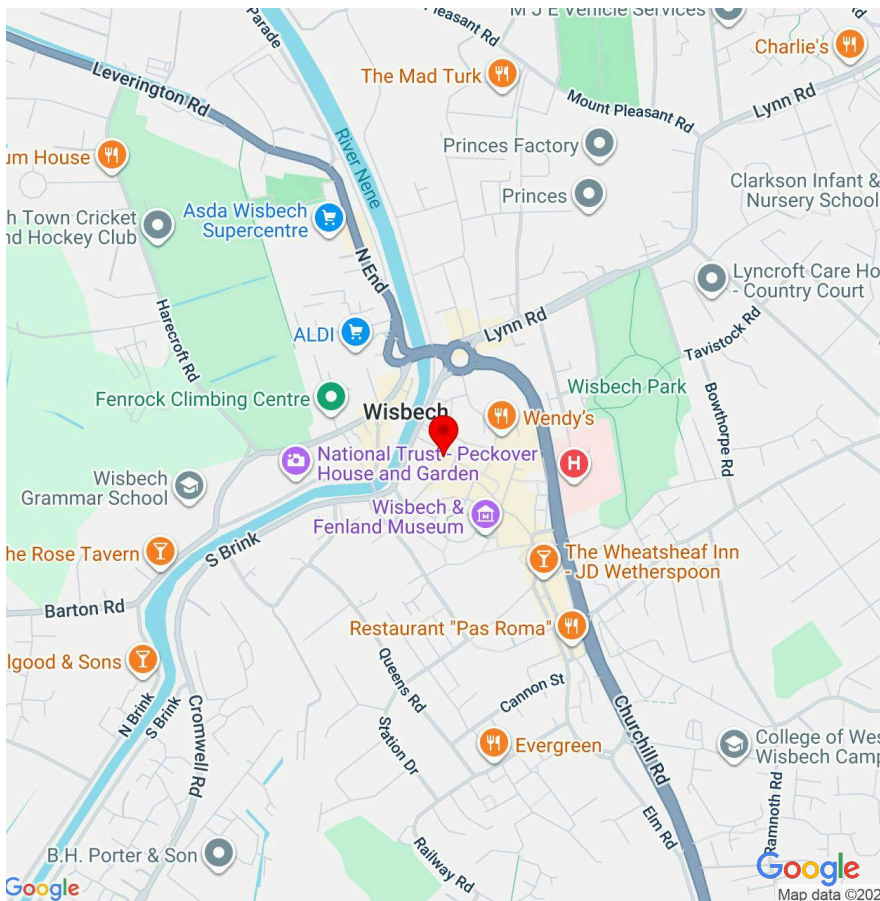
| FLOOR AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground | 2,414 | 224 |
| TOTAL | 2,414 | 224 |

LOCATION

The property is located in Market Place in the town centre, the main retail area of Wisbech. Locally known as the capital of the Fens, Wisbech has a population of around 27,000 and is a town of great character and historical importance. Nearby there is 400 car parking spaces offering free car parking for up to 3 hours. In addition, the town's bus station links directly into the centre of Wisbech close to Market Place.

Wisbech lies approximately 23 miles from Peterborough, 9 miles from Cambridge and 55 miles from Norwich. The A47 trunk road between Norwich and Leicester passes around the southern and eastern sides of Wisbech.

Nearby occupiers include Costa Coffee, Poundland, Savers, Nationwide, Yorkshire Building Society, Greggs, Boots and many other national occupiers.

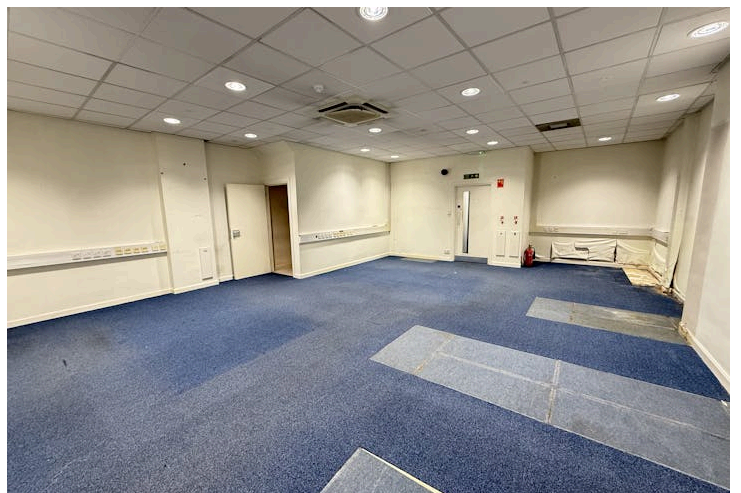


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VIEWINGS

Strictly by appointment with the sole agent - Savills 07977 034282.

TERMS

The property is available to let on terms to be agreed.

PLANS

Floor plans available upon request.

BUSINESS RATES

The current rateable value of the property is £24,750. This will be re-assessed when the floors are split.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICES

Mains drainage, electricity and water are understood to be connected. Interested parties are advised to make their own enquiries.

EPC

C Rating.

VAT

We understand there is no VAT payable on the rent.

PLANNING

The use of the ground-floor premises currently falls under Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning.

CONTACTS

For further information please contact:

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