



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

For Sale or To Let
£175,000 / £10,000 pa



Ref: 25000E

**6 South Brink, Wisbech, Cambridgeshire,
PE13 1JA**

Office premises in a Town Centre location extending to approximately 105m². The property is Grade II Listed and benefits from a large free public car park nearby.

The property is offered For Sale by Private Treaty or To Let.





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LOCATION The property is prominently located on South Brink in the Georgian market town of Wisbech within easy access of the town centre. 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 A Grade II Listed mid terraced Office Building overlooking the River Nene and historic North Brink, providing approximately 105m² of useful office space over three floors with an additional 18.5m² of basement, together with an enclosed rear courtyard. There is ample free public parking close by in the Somers Road car park. If purchased, there is potential for a conversion to residential dwellings (subject to the relevant planning consents).

ACCOMMODATION

Ground Floor

Office 1 - 16.8m²

Office 2 - 15.1m² (max)

Office 3 - 15.7m² (max)

First Floor

Office 4 - 16.8m²

Office 5 - 13.3m² (max)

Kitchen - Fitted with a range of wall and base units
WC

Second floor

Office 6 - 13.0m² (Office 6 contains a 4-piece bathroom)

Office 7 - 14.3m² (max)

Basement

Storage Area - 18.5m²

SERVICES Mains drainage, electricity, gas and water are all understood to be connected. The property benefits from Gas fired Central Heating. Interested parties are advised to make their own enquires of the relevant drainage authority and utility companies.

TERMS The property is offered For Sale by Private Treaty or To Let on a new Lease on terms to be agreed.

RATES

Rateable Value (2024 list): £9,300

Small Business Rates Multiplier: 49.9p

NB The property may be eligible for Small Business Rates Relief dependent upon the purchaser's circumstances. Due to Transitional Relief provisions and Small Business Rates relief provisions, the rates payable with regard to this property may have no relation to the rateable value. Prospective purchasers are advised to check with the Local Rating Authority (Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321) as to the current rates liability.

PLANNING The current use of the property is long standing and believed lawful and falls within Use Class E(g)(i) as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is Grade II Listed.

VAT We are advised that the property has not been elected for VAT.

VIEWING For an appointment to view apply to the Agent. For further information please contact Alan Faulkner.

DIRECTIONS From our Wisbech office proceed west approximately 25 metres where the property can be found on the left-hand side.

What3Words: ///outdoors.universes.yappy

EPC RATING BAND E

PARTICULARS PREPARED 18th July 2025



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- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

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.