



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £32,000 + VAT pa



Ref: 26077E

**37 Market Place, Wisbech, Cambridgeshire
PE13 1DL**

A Ground Floor retail premises with additional First Floor Storage extending in total to 427.6m² (4,602ft²) and occupying a prominent position within the Central Business District of the Fenland Market Town of Wisbech and close to the Horsefair Shopping Centre.



Offices at March and Wisbech

www.maxeygrounds.co.uk



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LOCATION

The property is located in Market Place in the main retail area of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a town of great character and historical importance. 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.

ACCOMODATION

Ground Floor	233.4 m ²	2,512ft ²
First Floor	194.2 m ²	2,090ft ²

SERVICES

Mains drainage, electricity and water are understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS

The property is offered To Let on a new Lease, for a period to be agreed, on a Full Repairing and Insuring Basis. The Tenant will be responsible for all outgoings in addition to the rent and will be required to reimburse the Landlord for the cost of insuring the premises.

RATES

Rateable Value (2026 List): £28,250

Small Business Rates Multiplier 2026/27: 43.2p in the £

NB Due to Transitional Relief, Small Business Rates Relief and Retail, Hospitality and Leisure Discount the actual rates payable in respect of the property may have no relation to the figure quoted. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current 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

VAT

It is understood that the property has been opted to tax and so VAT will be payable in addition to the rent.

LEGAL COSTS

The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the preparation of the Lease.

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.

PARKING

Shared rear yard providing access for deliveries.

PLANNING

The current use of the property is long standing and believed lawful and falls within the Use Class E(c) as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is considered to be suited to a wide range of commercial uses subject to obtaining the necessary Planning and Landlord's consent. Interested parties should make their own enquiries of the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 info@fenland.gov.uk

DIRECTIONS

From our Wisbech office proceed east from South Brink onto Bridge Street. Turn left onto High Street and then turn right and proceed along Market Place where the property can be found on the left hand side just before the walkway into The Horsefair Shopping Centre.

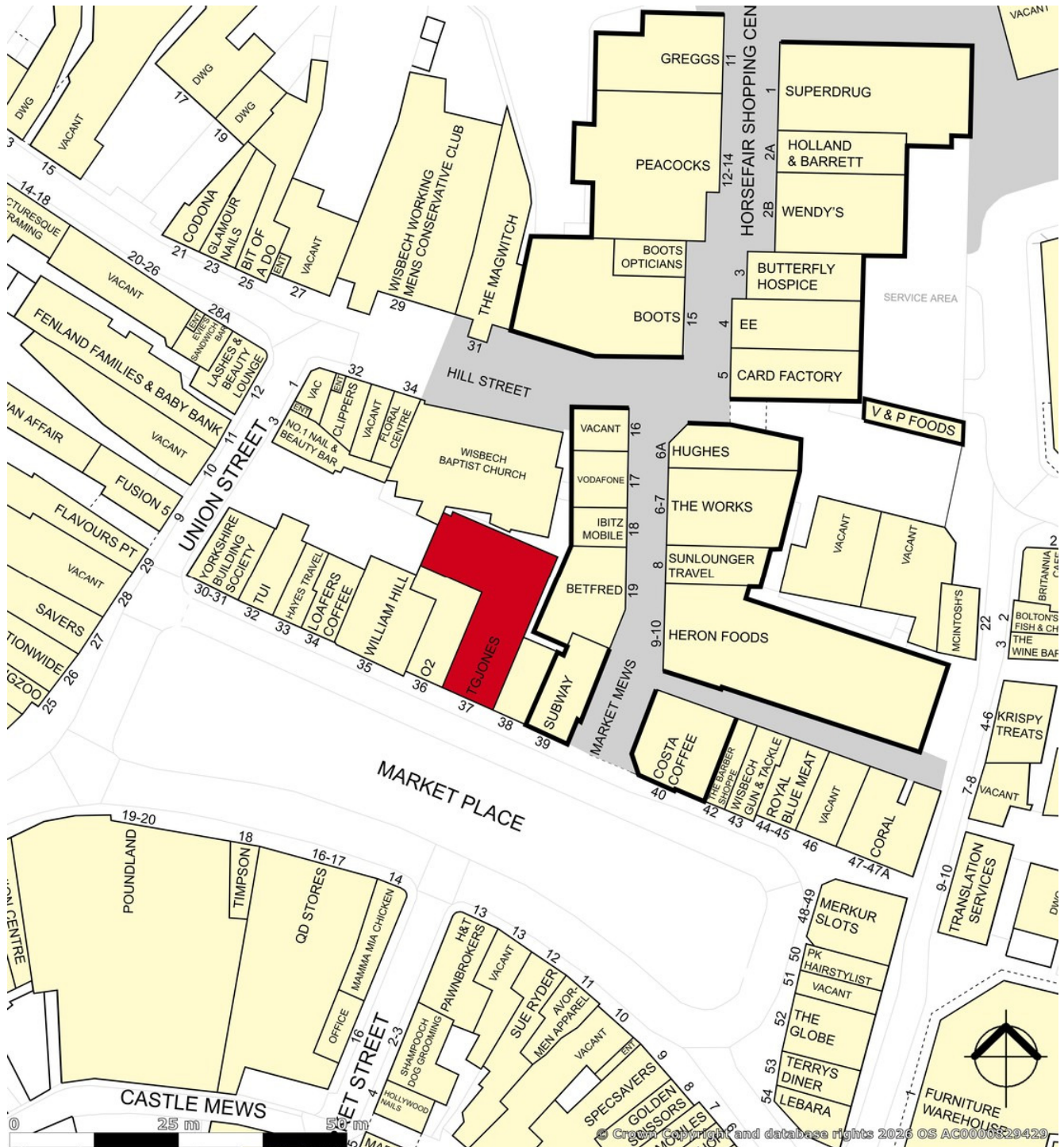
What3Words: [///nerves.tadpoles.bumping](https://www.what3words.com/#!/nerves.tadpoles.bumping)

EPC RATING BAND D

PARTICULARS PREPARED 18th August 2026



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For Identification Purposes Only – Do Not Scale



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- SALES, LETTINGS AND PURCHASES
- 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.