



# MAXEY GROUNDS

[commercial@maxeygrounds.co.uk](mailto:commercial@maxeygrounds.co.uk)

01945 428830

Commercial

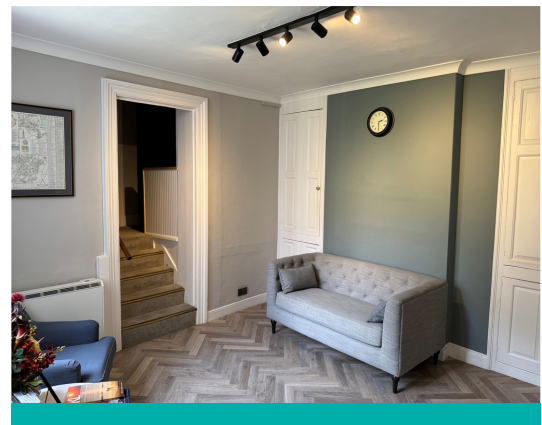
## £150,000



Ref: 25144E

### **2 The Crescent, Wisbech, Cambridgeshire PE13 1EH**

An established Grade II Listed office building in the historic quarter of Wisbech extending to approximately 172.5m<sup>2</sup> Net Internal Area and considered suitable for a range of commercial or residential uses subject to obtaining the necessary Planning and Listed Building consents.





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### LOCATION

The property is located in the Georgian Market Town of Wisbech in North East Cambridgeshire. Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent itself, have featured in films. The property occupies a prominent position within The Crescent close to the junction with Museum Square.

### DESCRIPTION

The property provides a rare opportunity to acquire premises in the historic quarter of Wisbech, one of a limited number of locations in the country to offer perfect residential crescents. Located within the Conservation Area, this Grade II Listed mid terrace building is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary Planning and Listed Building consents.

### ACCOMMODATION

#### Basement

Store	3.4m (max) x 1.2m
Store	4.0m (max) x 3.8m (max)
Store	3.9m (max) x 3.9m
Store	6.1m (max) x 4.9m
WCs	

#### Ground Floor

Entrance Foyer	
Office	4.0m (max) x 3.1m (max)
Reception	3.6m (max) x 3.4m (max)
Office	3.5m (max) x 2.5m (max)
Meeting Room	3.6m x 2.0m
Office	4.4m (max) x 3.5m (max)

#### First Floor

Office	3.1m (max) x 2.1m (max)
Office	3.8m (max) x 4.0m (max)
Office	4.0m (max) x 3.6m (max)

#### Second Floor

Office	3.7m (max) x 2.0m (max)
Office	4.1m (max) x 4.0m (max)
Store	3.4m (max) x 3.0m (max)

Enclosed rear garden area.

### SERVICES

Mains drainage, electricity (3-phase) and water are understood to be connected. Electric heating. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

### TERMS

The property is offered For Sale Freehold with vacant possession upon completion of the purchase.

### RATES

Rateable Value (2023 List): £11,500  
Small Business Multiplier 2025/26 49.9p  
NB Due to Transitional Relief and Small Business Rates Relief 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



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### VAT

It is understood that the property has not been opted to tax and so VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs in relation to the transaction.

### VIEWINGS

For an appointment to view apply to 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 Seller 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

On road parking in The Crescent. The St Peter's public car park is a short walk from the property.

### PLANNING

The current use of the property is long standing and believed lawful and falls within 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 and residential uses subject to obtaining the necessary Planning and Listed Building consents. 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

By car

From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn left into Union Place and follow round through Ely Place into the Crescent. The property can be found on the left hand side.

By foot

From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row and at the end of York Row turn right into the Crescent. The property can be found on the right hand side.

What3Words: ///labels.herb.hiring

### EPC RATING

N/A

### PARTICULARS PREPARED

8<sup>th</sup> September 2025



# MAXEY GROUNDS



Offices at March and Wisbech

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For Identification Purposes Only – Do Not Scale

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MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- 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.