



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

## £25,000



Ref: 26056E

### **4-5 North Street, Wisbech, Cambridgeshire PE13 1NP**

A prominent vacant town centre site in the centre of Wisbech extending in total to 0.06 Hectare (0.16 Acre) Subject to Measured Survey. The site is considered suitable for a range of uses Subject to Planning.





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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. 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 vacant town centre site, in part enclosed, and extending to 0.06 Hectare (0.16 Acre) Subject to Measured Survey which may be suitable for a range of potential uses, Subject to Planning. Part of the site is currently utilised as parking and there are various Rights of Way across the site in favour of adjacent properties.

**SERVICES** All mains services are understood to be available in the vicinity. Interested parties are advised to make their own investigations to the relevant drainage authority and utility companies.

**TERMS** The property is offered For Sale Freehold.

**VAT** The property has not been elected for VAT. Should the sale become a chargeable supply VAT at the prevailing rate will be charged in addition to the purchase price.

**LEGAL COSTS** Each party will bear their own legal costs incurred in the transaction.

**RATES** The property is not currently subject to Business Rates.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the likely 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

**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.

**PLANNING** The property offers scope for a range of potential commercial and residential uses, subject to obtaining the necessary planning consents. The property lies within Wisbech Conservation Area.

**AGENT'S NOTE** The adjacent property, 6 North Street, is available by separate negotiation.

**DIRECTIONS** From our town centre office proceed north over Town Bridge and bear right into Old Market. At the T-junction turn right onto North Street where the property can be found on the right hand side.

What3Words: ///bashed.recruiter.creamed

**PARTICULARS PREPARED** 27<sup>th</sup> April 2026

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.