

TOWN CENTRE SHOP FOR SALE

with vacant possession
due to relocation



**48-49 MARKET PLACE
WISBECH, PE13 1DP**

LOCATION

The property occupies a prominent location on Market Place and is in close proximity to the entrance of Horsefair Centre.

Horsefair Centre provides the main parking provision for Wisbech town centre nearly 400 spaces offering free car parking for up to 3 hours. In addition, the town's bus station links directly into the centre. Other nearby retailers within Market Place and Horsefair Centre include **W H Smith, Heron Foods, H Samuel, The Works, Costa, New Look, Boots, Argos** and **Burger King**.

ACCOMMODATION

The property comprises the following approximate dimensions and areas:-

Gross Frontage:	35'7 ft	10.6 m
Internal Width:	33'2 ft	10.0 m
Shop Depth:	40'8 ft	12.1 m
Ground Floor:		
Sales	1,266 sq ft	117.6 sq m
First Floor:		
Potential Sales	1,155 sq ft	107.3 sq m
Second Floor:		
Stock	1,113 sq ft	103.4 sq m
Basement:		
Stock	823 sq ft	76.4 sq m

PLANNING

The property currently has A1 retail use but may be suitable for alternative uses, including residential on the upper floors, subject to the necessary planning permissions.

TENURE

Offers in excess of **£150,000** (+ VAT if applicable) are invited for the freehold with vacant possession.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £25,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
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SUBJECT TO CONTRACT

August 2020

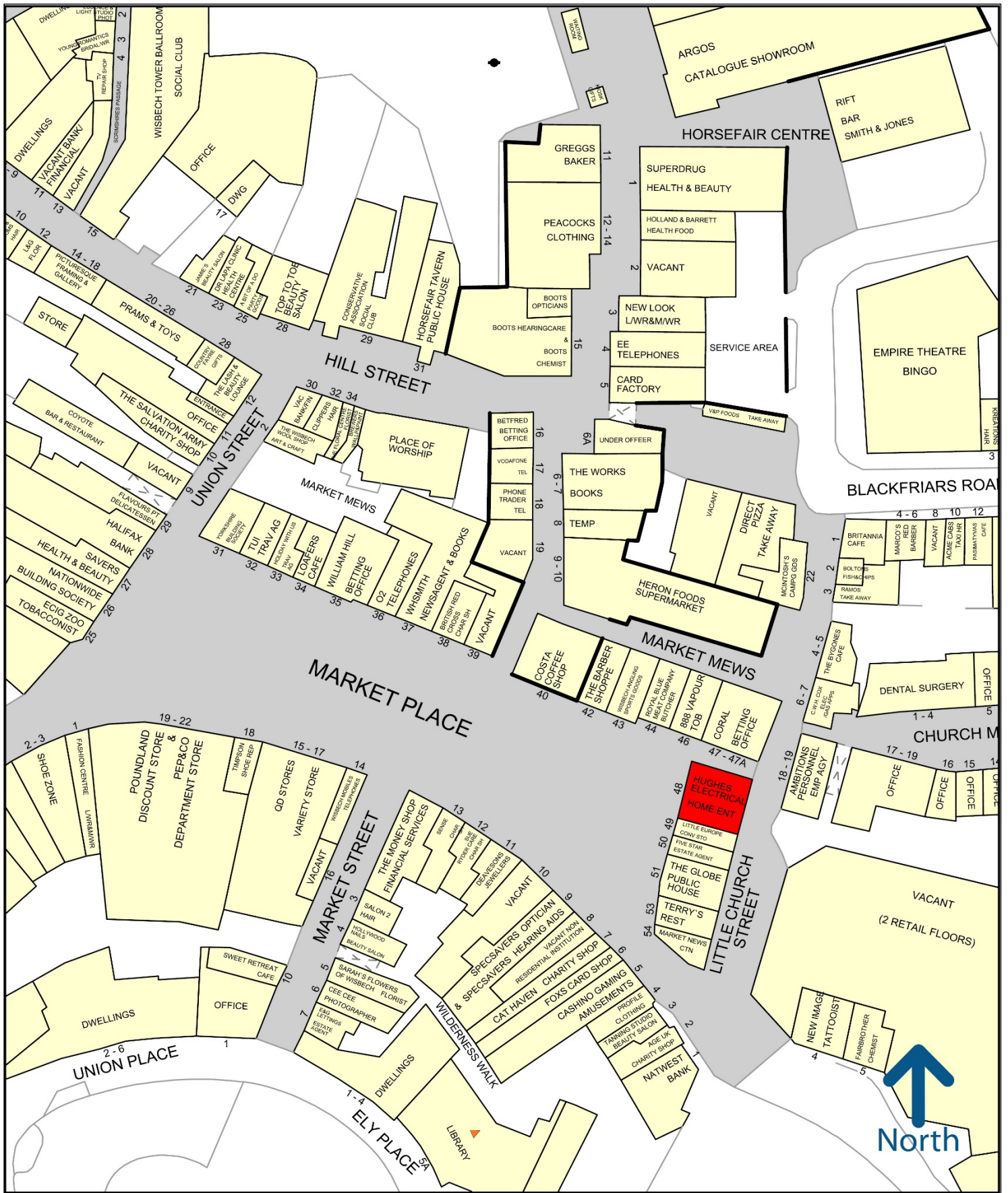
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RETAIL



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