



TOWN CENTRE SHOP TO LET

(subject to vacant possession)



UNIT 19 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

LOCATION

The subject property occupies a prominent location within the Horsefair Shopping Centre, close to the entrance with Market Place, opposite **Heron Foods Supermarket** and **Costa Coffee**.

Horsefair provides the main parking provision for Wisbech town centre with 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 Horsefair include **Argos**, **Superdrug**, **Greggs**, **Peacocks**, **Card Factory**, **Boots**, and **The Works**.

ACCOMMODATION

We understand the unit comprises ground floor only providing the following approximate areas:-

Ground Floor:

Sales	130 sq m	1,400 sq ft
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TERMS

The property is available by way of a new effectively full repairing and insuring lease for a length of term to be agreed, subject to 5 yearly upward only rent reviews at a commencing rental of **£28,000 pax** (+ VAT if applicable).

SERVICE CHARGE

The current service charge budget for Unit 19 is **£4,880 pa** including insurance but this will need to be verified with the managing agents.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £49,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C. Further details available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through joint sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

Jackson Criss

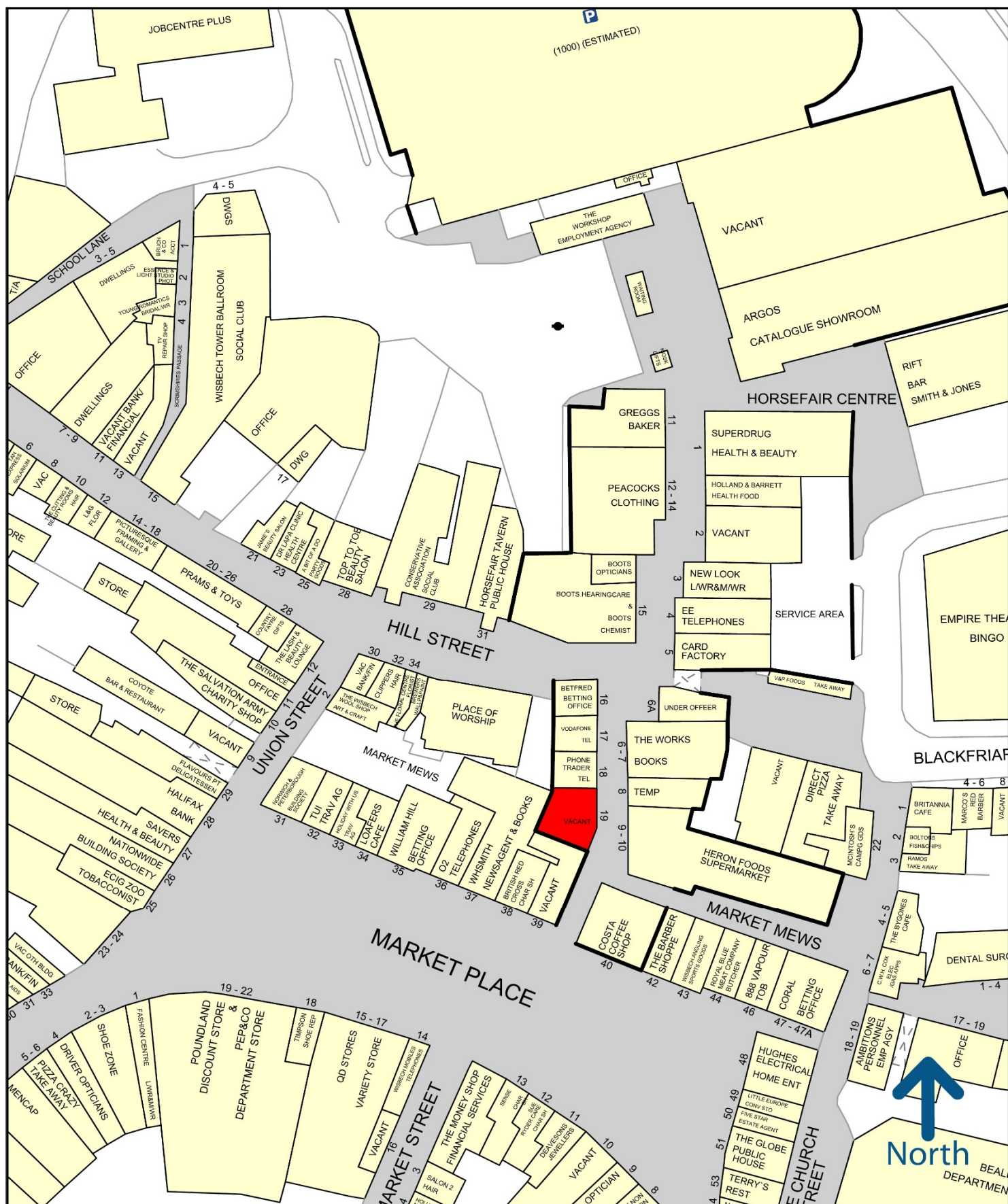
Contact: Michael Lockhart
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SUBJECT TO CONTRACT

August 2020

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RETAIL



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