



FRANCIS  
**DARRAH**  
Chartered Surveyors

## TOWN CENTRE

### SHOP TO LET (subject to vacant possession)

#### UNIT 2B HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

##### LOCATION

The subject property occupies a prominent location within the Horsefair Shopping Centre, which links Market Place and Hill Street, adjacent to **New Look** and **Holland & Barrett**.

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**, **The Works**, and **Heron Foods**.

##### ACCOMMODATION

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

##### Ground Floor:

Sales	217 sq m	2,338 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 **£35,000 pax** (+ VAT if applicable).

##### SERVICE CHARGE

The current service charge budget for Unit 2B is **£6,827.06 pa** 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 £56,500 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](mailto:carol@fdarrah.co.uk)

##### Jackson Criss

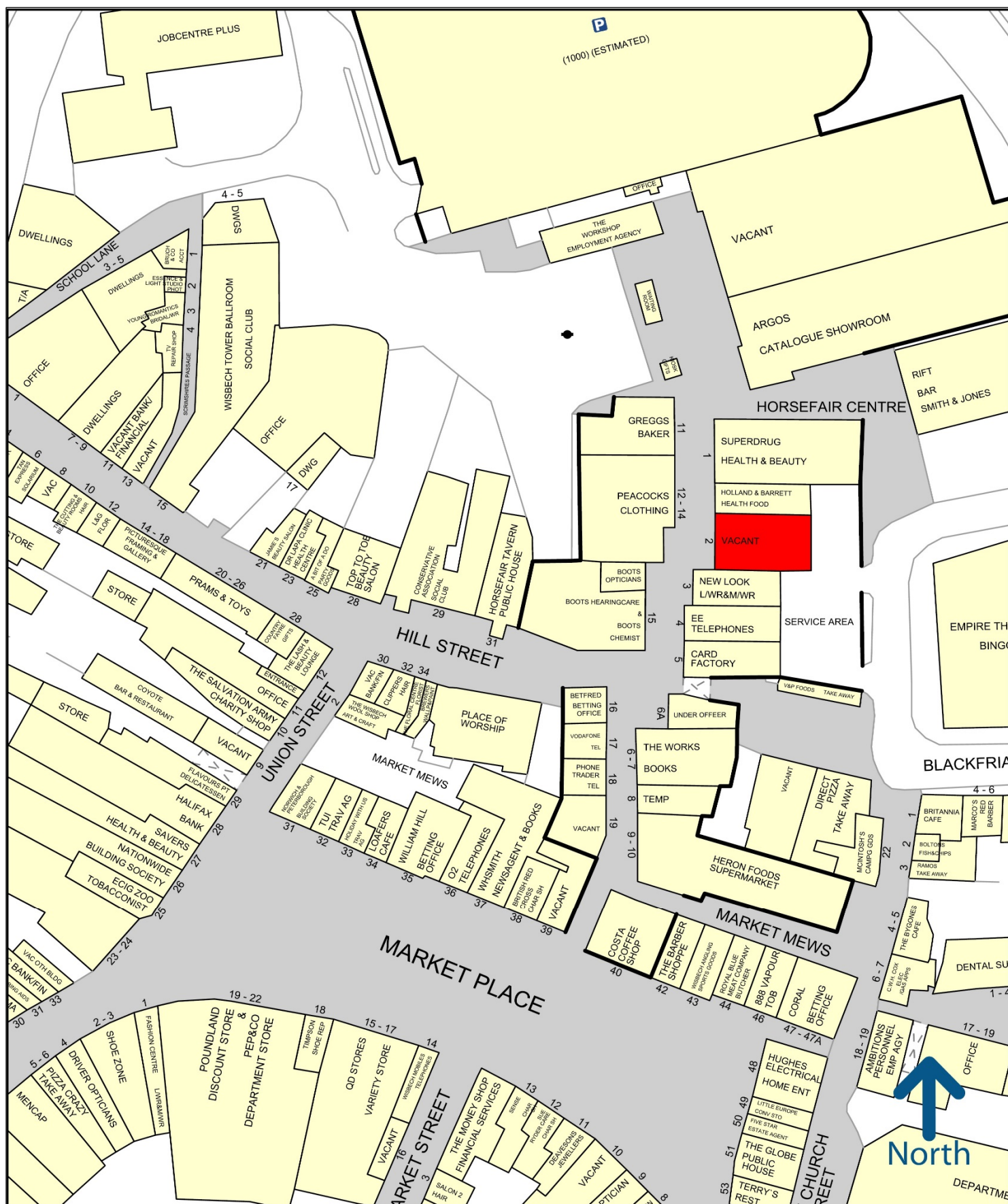
Contact: Michael Lockhart  
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##### SUBJECT TO CONTRACT

August 2020

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RETAIL



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