



TOWN CENTRE SHOP TO LET

LARGE MSU OPPORTUNITY HORSEFAIR SHOPPING CENTRE, WISBECH, PE13 1AR

LOCATION

Known as "The capital of The Fens" Wisbech is a busy, market town situated 40 miles north of Cambridge and 22 miles north-east of Peterborough.

The subject property occupies a prominent location within the Horsefair Shopping Centre, which links Market Place and Hill Street, adjacent to **Argos** and multi storey carpark (nearly 400 spaces). Horsefair has an annual footfall of just below 5 million people and a total retail catchment of 191,341 people.

Other retailers within the immediate vicinity include **Heron Foods, The Works, Hughes, Card Factory, EE Telephones, New Look, Holland & Barrett, Superdrug, Greggs, Peacocks, Boots and Vodafone.**

ACCOMMODATION

The unit is arranged over ground and first floor providing the following approximate gross internal floor areas:-

Ground Floor:	19,345 sq ft	1797 sq m
First Floor:	7,440 sq ft	691 sq m
Gross internal:	26,785 sq ft	2488 sq m

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 £200,000 pax (+VAT).

SERVICE CHARGE

The current service charge to be provided on request.

RATEABLE VALUE

We understand from the VOA website that as at 1 April 2023 the property has a rateable value of £163,000 pa. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents:-

Francis Darrah Chartered Surveyors
Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

Jackson Criss
Contact: Andrew Criss
Tel: 0207 637 7100
Email: andrewc@jacksoncriss.co.uk

SUBJECT TO CONTRACT

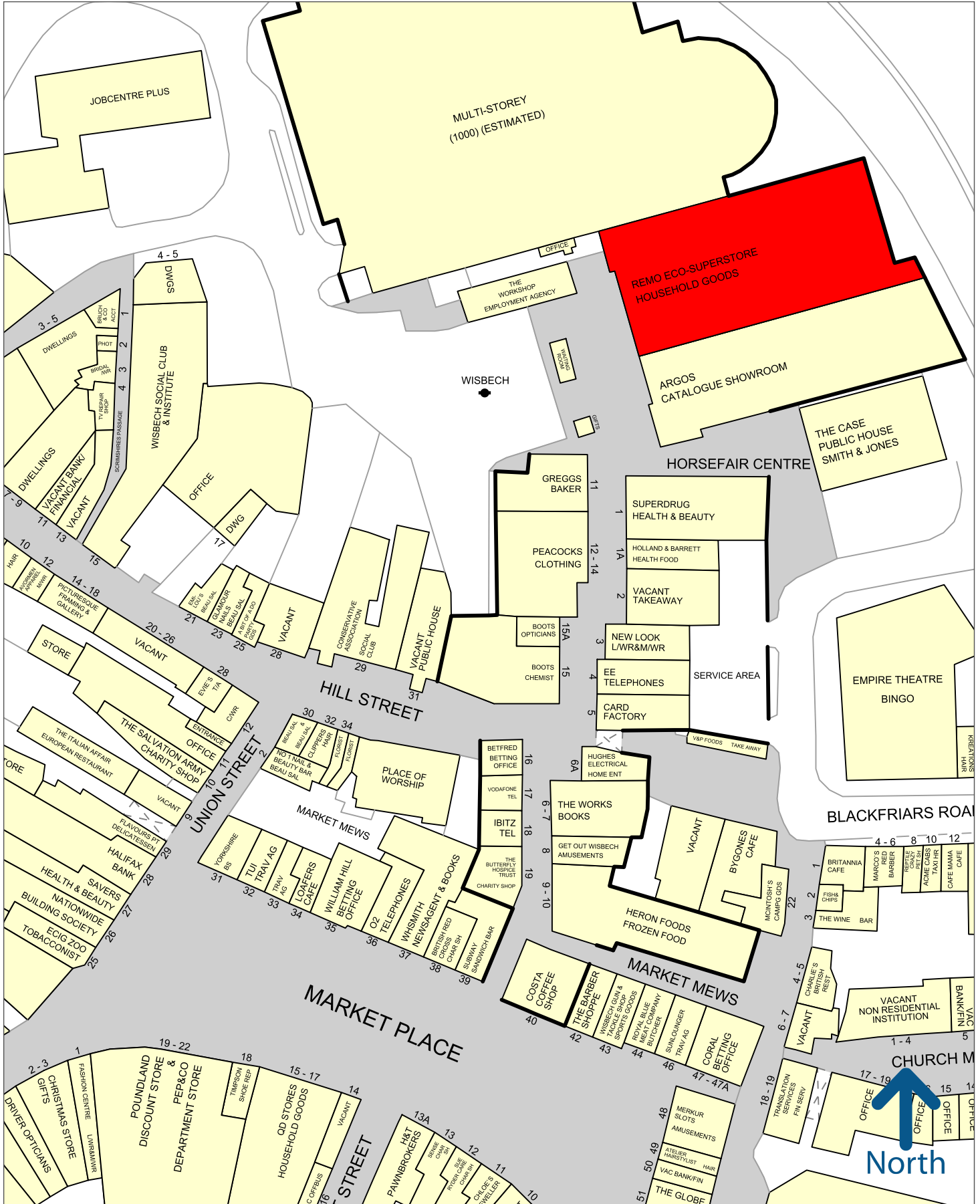
March 2023

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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RETAIL



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Created By: Francis Darrah

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