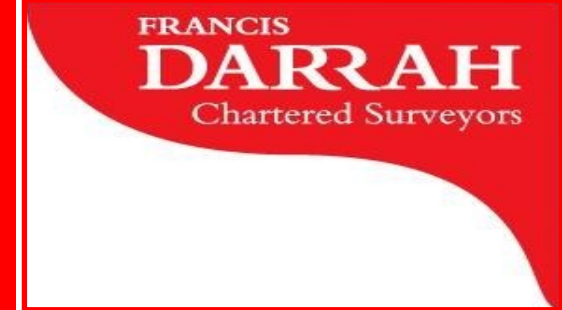


FORMER DEPARTMENT STORE TO LET/FOR SALE

1-2 CHURCH TERRACE

WISBECH, PE13 1BJ



LOCATION

Wisbech, the capital of the Fens is an attractive market town with a resident population of circa 31,750 and is located approximately 22 miles east of Peterborough via the A15/A47 and 13 miles west of King's Lynn.

The property is prominently situated in the town's shopping area to the eastern edge of the Market Place which contains occupiers including **Specsavers, Poundland, Hughes, QD Stores, NatWest** and the **Horsefair Shopping Centre**.

ACCOMMODATION

The property comprises an extensive fronted shop. We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

Ground Floor:	21,061 sq ft	1,956 sq m
First Floor:	11,830 sq ft	1,099 sq m
Stock:	<u>489 sq ft</u>	<u>45 sq m</u>
	33,380 sq ft	3,100 sq m

There is rear service yard and dock loading bay accessed via Falcon Street and small car park for approx. 5 cars.

TERMS

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

Offers are invited for the freehold interest with full vacant possession.

PLANNING

The property has an established Class A1 (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of Fenland District Council on 01354 654321.

VAT

The property is elected for VAT.



