



RETAIL

TOWN CENTRE SHOP TO LET

UNIT 3 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

LOCATION

The subject property occupies a prominent location within the Horsefair Shopping Centre opposite **Boots, Peacocks** and adjacent to **EE Telephones** and the recently opened **Wendy's**.

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 **The Works, Hughes, Card Factory, Holland & Barrett, Superdrug, Argos, Greggs,** and **Vodafone**.

ACCOMMODATION

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

| | | |
|----------------------|-------------|------------|
| Ground Floor: | | |
| Sales | 1,255 sq ft | 116.5 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 **£29,500 pax** (+ VAT if applicable).

SERVICE CHARGE

The current annual service charge for Unit 3 is **£4,717**.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of **£19,750** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy 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: Andrew Criss
Tel: 0207 637 7100
Email: andrewc@jacksoncriss.co.uk

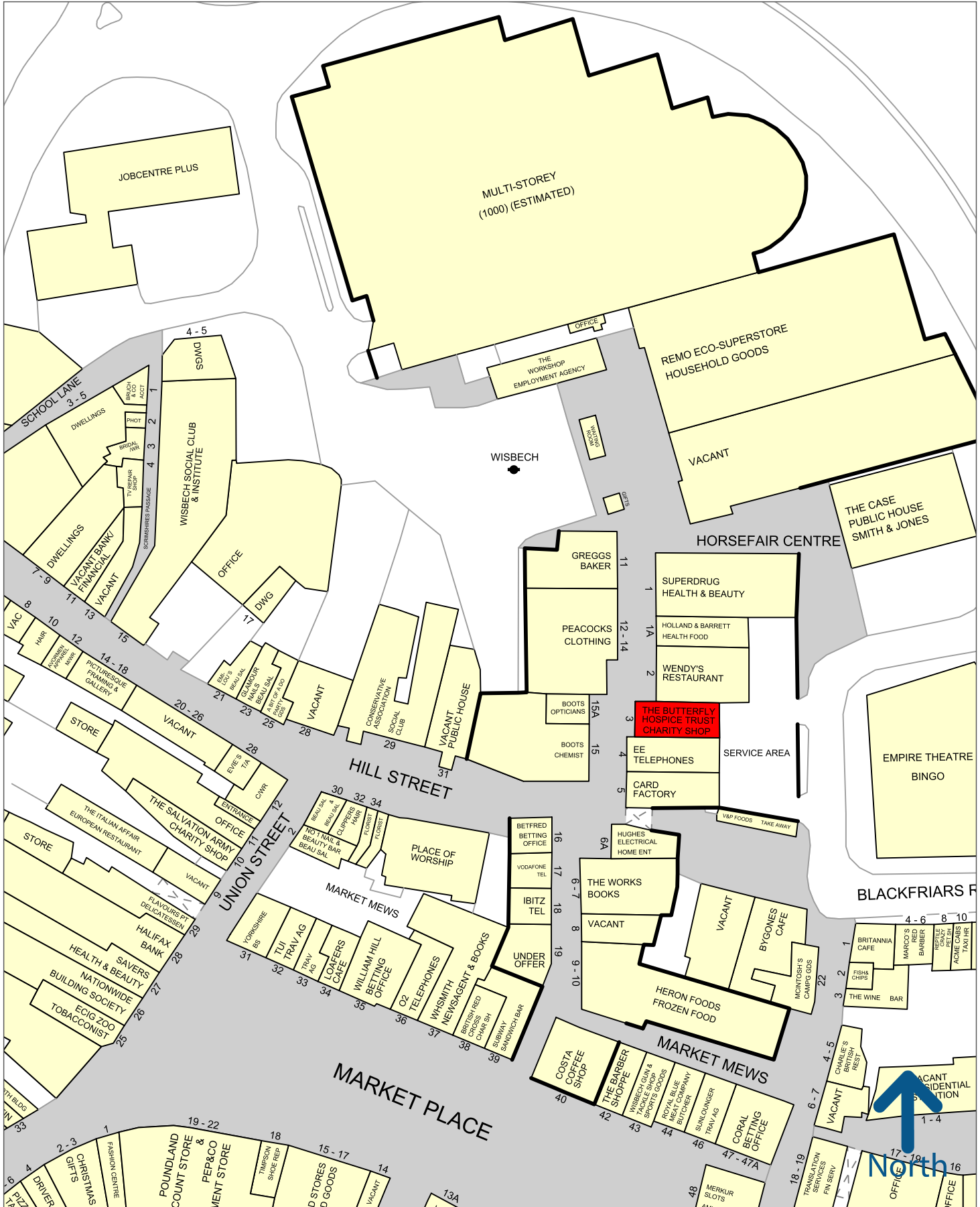
SUBJECT TO CONTRACT

March 2024

Francis Darrah Chartered Surveyors 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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50 metres

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