



FRANCIS  
**DARRAH**  
Chartered Surveyors

## TOWN CENTRE SHOP TO LET

### UNIT 16, 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 **Vodafone**, opposite **Hughes Electrical**.

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 **Costa**, **Subway**, **Card Factory**, **Holland & Barrett**, **Superdrug**, **Greggs**, **Peacocks**, **Heron Foods** and **The Works**, and **Boots**.

#### ACCOMMODATION

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

Ground Floor Sales	431 sq ft	40.01 sq m
First Floor	377 sq ft	25 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 **£21,000** pax (+ VAT if applicable).

#### SERVICE CHARGE

The current annual service charge and Insurance for Unit 16 is **£3,695**.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £10,750 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 E. Further details available upon 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

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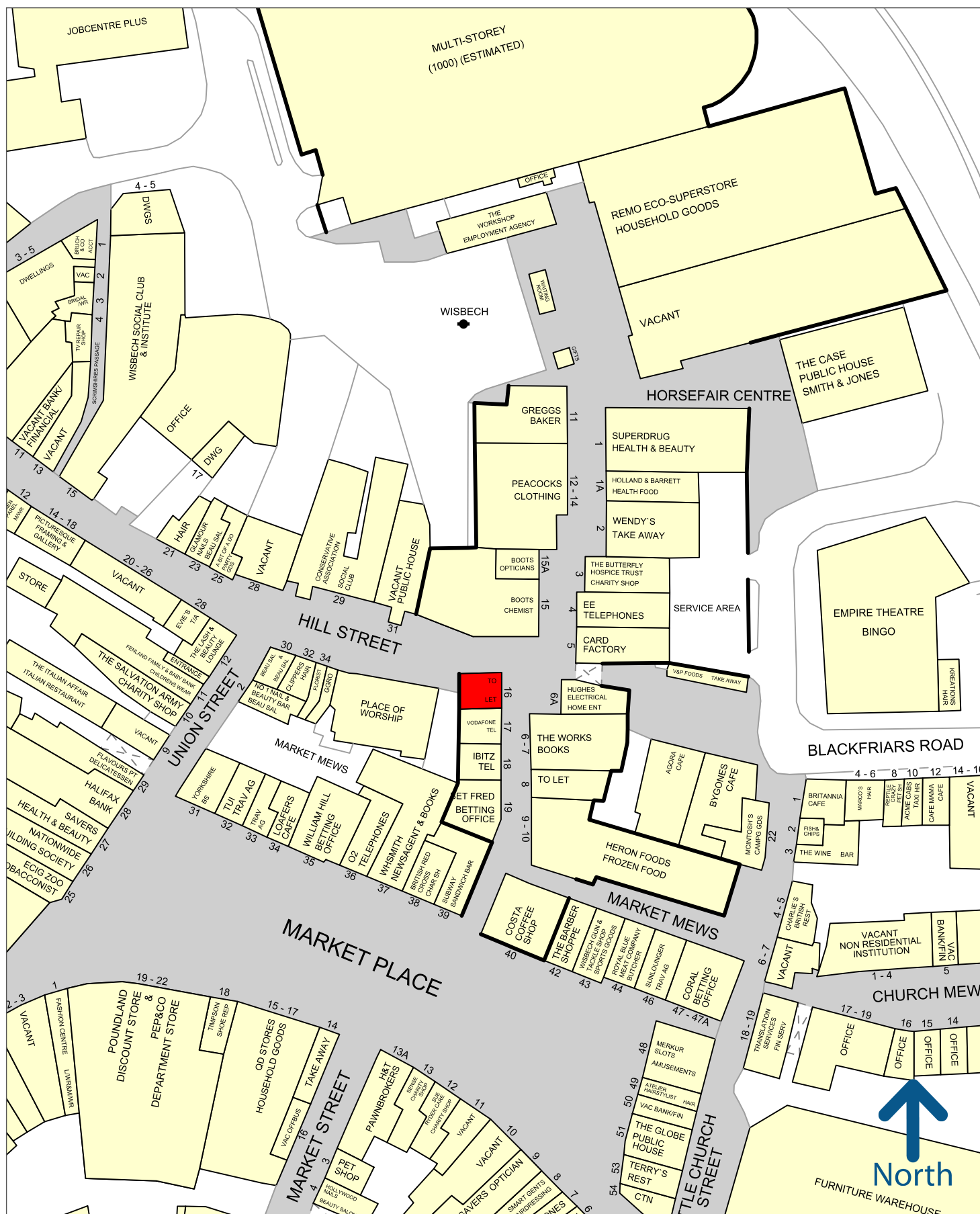
#### SUBJECT TO CONTRACT

June 2024

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RETAIL



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Created By: Francis Darrah

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