



UNIT 3 AND UNIT 16 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

LOCATION

The subject properties occupy a prominent location within the Horsefair Shopping Centre.

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, Greggs, Wendys, Heron Foods, Subway** and **Vodafone**.

ACCOMMODATION

We understand the units the following approximate areas:-

| | | |
|--------------------|-------------|------------|
| Unit 3 | | |
| Ground Floor Sales | 1,255 sq ft | 116.5 sq m |
| Unit 16 | | |
| Ground Floor Sales | 431 sq ft | 40.01 sq m |
| First Floor | 377 sq ft | 25 sq m |

TERMS

The properties are 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

| | |
|---------|-----------------------------------|
| Unit 3 | £29,500 pax (+ VAT if applicable) |
| Unit 16 | £21,000 pax (+ VAT if applicable) |

SERVICE CHARGE

The current annual service charge is:-

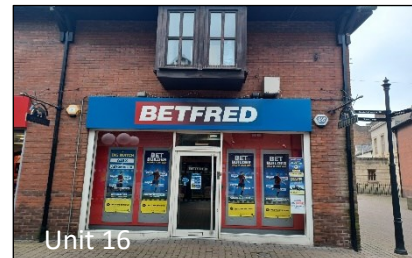
| | |
|---------|--------|
| Unit 3 | £5,221 |
| Unit 16 | £3,695 |

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.

Tel 01603 666630
1 Bank Plain, Norwich, NR2 4SF

FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOPS TO LET



RATEABLE VALUE

We understand from the Valuation Office Agency website that the properties have a rating assessment

| | |
|---------|---------|
| Unit 3 | £19,750 |
| Unit 16 | £10,750 |

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

| | |
|---------|-----------------|
| Unit 3 | Energy rating C |
| Unit 16 | Energy rating E |

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

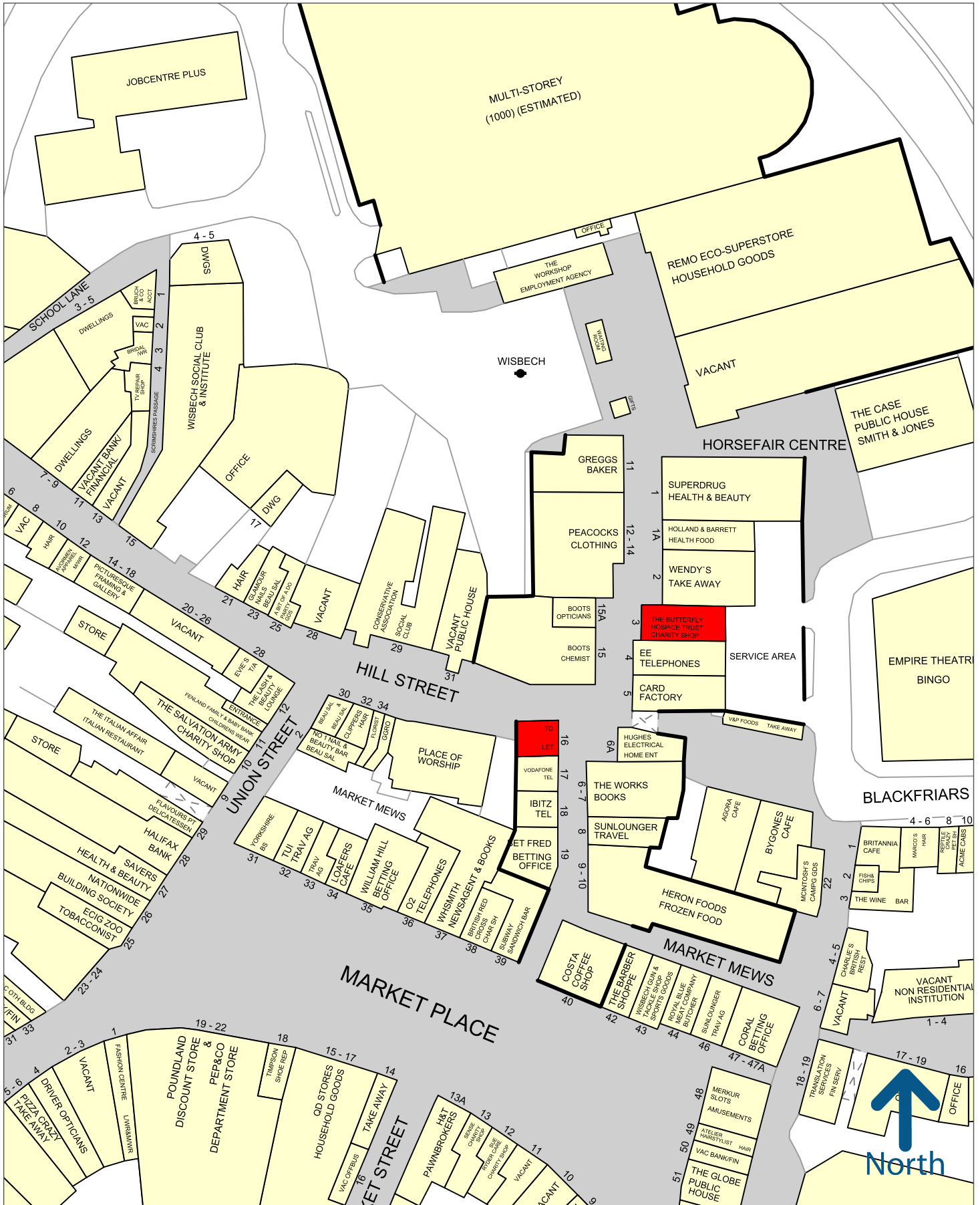
Contact: Andrew Criss
Tel: 0207 637 7100
Email: andrewc@jacksoncriss.co.uk

SUBJECT TO CONTRACT

October 2024

Email: info@fdarrah.co.uk
www.francisdarrah.co.uk

RETAIL



50 metres

Experian Goad Plan Created: 24/10/2024
Created By: Francis Darrah