

48-49 MARKET PLACE - WISBECH – INVESTMENT FOR SALE



48-49 Market Place, Wisbech, PE13 1DP

Fully Let Retail Investment For Sale

- Prominent Shop Unit on Basement, Ground, First & Second Floors
- Busy retail location
- 100% Let to Merkur Slots UK Ltd on new 15-year lease
- Fully refurbished
- Nearby occupiers include WH Smith, Costa Coffee & Boots
- Vat NOT Payable

Location

Wisbech is an attractive market town in Cambridgeshire located approximately 20 miles north east of Peterborough and 40 miles north of Cambridge.

Wisbech benefits from good road links with the A1101 radiating north/south and the A47 east/west providing easy access to Peterborough and Kings Lynn.

Description

The property is prominently located on the Market Place in the heart of the Wisbech town centre. The entrance to the Horsefair Shopping Centre is nearby which offers a wide range of retail outlets plus parking for circa 400 cars with 3 hours free parking.

The property comprises an end of terrace retail unit arranged on basement, ground, first & second floors.

Nearby retailers on Market Place include a variety of national and regional occupiers including WH Smith, Costa Coffee, British Red Cross & Boots, amongst others.

Accommodation

Description	sq.ft	sq.m
Ground Floor	1,193	111
Basement	974	91
First Floor	1,193	111
Second Floor	1,193	111
Total	4,553	424

The above floor areas are approximate gross internal floor areas.

Gross Frontage	35'7 ft	10.6 m
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Planning

Adult Gaming Centre (Sui Generis Use Class).

Tenancy Information

The property is let to adult gaming / amusement giant Merkur Slots UK Limited on a new 15-year lease from May 2022 with 5 yearly rent reviews to open market rent with a tenant only option to break every 5-years. The current passing rent is £35,000 pax.

Tenure

Freehold

Price

The property is offered for sale at a guide price of £430,000 subject to contract.

VAT

VAT is **NOT** applicable.

EPC

Awaiting EPC

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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