

**TOWN CENTRE SHOP UNIT 48-49 MARKET PLACE - WISBECH**

## 48-49 Market Place Wisbech, PE13 1DP

### 1,266 sq.ft Ground Floor Shop TO LET

- Prominent Shop Unit on the Market Place
- Busy retail location
- Customer surface parking facilities within Market Place
- Nearby occupiers include WH Smith, Costa Coffee, Boots, New Look & Argos
- A1 Retail Planning Consent
- Immediately available

## 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 ground floor and basement. Nearby retailers on Market Place include a variety of national and regional occupiers including WH Smith, Costa Coffee, British Red Cross & H Samuel, amongst others.

## Accommodation

Description	sq.ft	sq.m
Ground Floor Sales	1,266	114
Basement Storage	823	76
<b>Total</b>	<b>2,089</b>	<b>190</b>

The above floor areas are approximate gross internal floor areas.

Gross Frontage	35'7 ft	10.6 m
Internal Width	33'2 ft	10.0 m
Shop Depth	40'8 ft	12.1 m

## Planning

The property benefits from A1 Retail planning consent but may be suitable for alternative uses. Subject to Planning.

## Tenure

The property is available by way of a new lease.

## Rent

£18,000 pax

## Rateable Value

The property has a rateable value of £25,600 with effect from 1<sup>st</sup> April 2017 of which circa £22,000 relates to the ground and basement. Interested parties are advised to make their own enquiries.

## Timing

Immediately available.

## EPC

Awaiting EPC

## VAT

VAT is applicable.

## Legal Costs

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

## Viewing & Further Information

By prior appointment only.

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