

# TOWN CENTRE - SHOP TO LET

jackson  
criss

West End House, 11 Hills Place  
London W1F 7SE

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## WISBECH – UNIT 2B HORSEFAIR SHOPPING CENTRE



### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### RENT

£45,000 per annum exclusive.

### FLOOR AREAS

Ground Floor:

### SQ FT

2,338

### SQ M

217

### SERVICE CHARGE

The current service charge for 2017/2018 £6,827.06 pax but this will need to be verified with agent.

### EPC

Rating C.

### RATEABLE VALUE

£56,500 (2017 assessment)

**SUBJECT TO CONTRACT & VACANT POSSESSION**

- The subject property occupies a prominent location within the Horsefair Shopping Centre
- Horsefair provides the main parking provision for Wisbech town centre with 400 spaces offering free parking for up to 3 hours.
- Nearby multiple retailers include **Argos, Greggs, Heron Foods, Peacocks, Boots, The Works, Warehouse and The Card Factory.**



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VIEWING

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NEW LOOK



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