



FRANCIS  
**DARRAH**  
Chartered Surveyors

## TOWN CENTRE SHOP TO LET

### UNIT 8, 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 **The Works** and the recently opened **Heron Foods** which is the only supermarket in Wisbech town 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 **Argos**, **Costa**, **Carphone Warehouse**, **New Look**, **Boots** and **Burger King**.

#### ACCOMMODATION

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

Ground Floor Sales	68.7 sq m	740 sq ft
First Floor (ex staff wc)	60.3 sq m	650 sq ft

#### 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 £30,000 pax (+ VAT if applicable).

#### SERVICE CHARGE

The current annual service charge budget for Unit 8 is £3.58 psf (until 31 March 2019) but this will need to be verified with the managing agents.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £22,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. 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  
E-mail: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

#### Jackson Criss

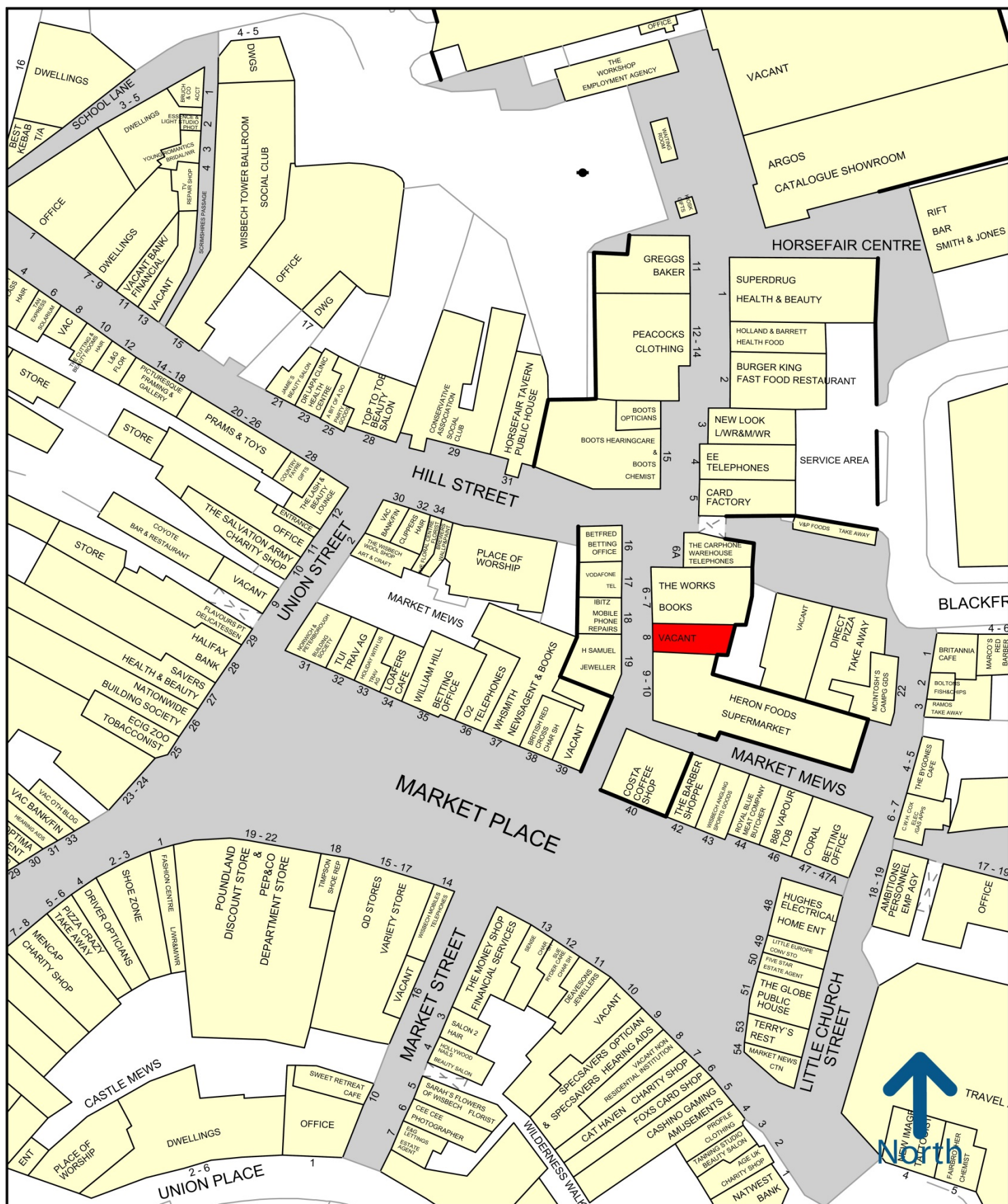
Contact: Michael Lockhart  
Tel: 0207 637 7100  
E-mail: [mlockhart@jacksoncriss.co.uk](mailto:mlockhart@jacksoncriss.co.uk)

#### SUBJECT TO CONTRACT

July 2019

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RETAIL



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