



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP TO LET

39 MARKET PLACE/21 HORSEFAIR WISBECH, PE13 1DP

LOCATION

The subject property occupies a prominent location on Market Place and at the entrance of Horsefair Shopping Centre.

Horsefair provides the main parking provision for Wisbech town centre 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 Market Place and Horsefair include **W H Smith, Heron Foods, H Samuel, The Works, Costa, Carphone Warehouse, New Look, Boots, Argos** and **Burger King**.

ACCOMMODATION

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

| | | |
|-----------------|------------|-----------|
| Ground Floor | 69.95 sq m | 753 sq ft |
| First Floor | 51.93 sq m | 559 sq ft |
| plus staff wc's | | |

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 £21,750 pax (+ VAT if applicable).

SERVICE CHARGE

The current annual service charge budget for Unit 21 is approx £5,200 pax 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 £21,500 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 D. Further details available upon request.

PLANNING

The property is Grade II Listed and benefits from A2 planning use.

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

Jackson Criss

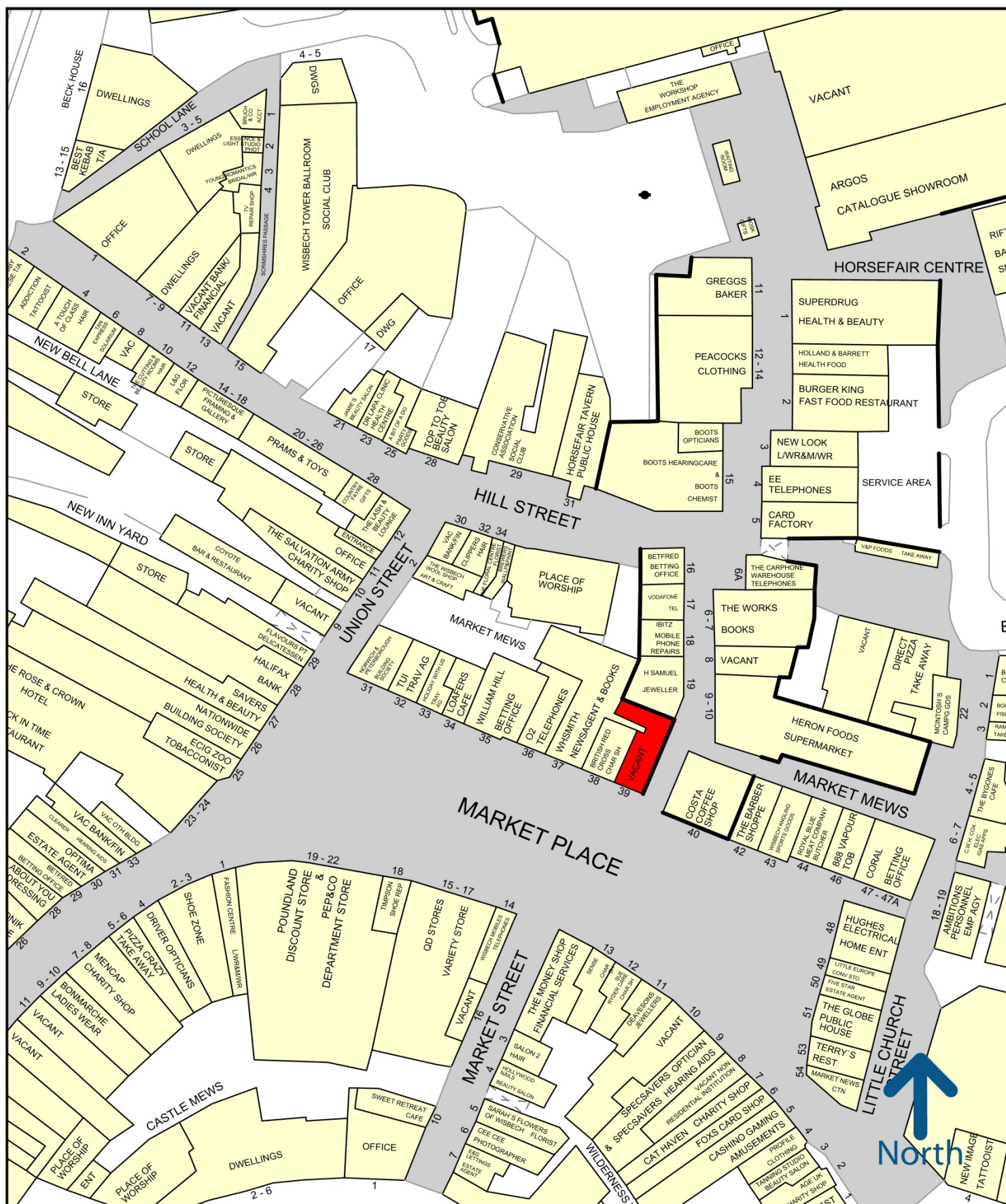
Contact: Michael Lockhart
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SUBJECT TO CONTRACT

July 2019

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RETAIL



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