

01206 577667

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 Whybrow

Former Department Store – Leasehold or Freehold



1-2 Church Terrace, Wisbech, PE13 1BJ

To sale or to Let

33,380 Sq. Ft (3,100 Sq. M)

- Prime Retail Location
- 21,061 Sq. ft Ground Floor Sales
- Ancillary First Floor Sales
- Rear Loading & Parking
- Suit Various Uses, Subject to Planning
- Available As a Whole or In Parts

Location

Wisbech, the capital of the Fens is an attractive market town with a resident population of circa 31,750 and is located approximately 22 miles east of Peterborough via the A15/A47 and 13 miles west of King's Lynn.

The property is prominently situated in the town's shopping area to the eastern edge of the Market Place which contains occupiers including Specsavers, Poundland, Hughes, QD Stores, NatWest and the Horsefair Shopping Centre.



Description

The property comprises an extensive, double fronted shop beneath a pitched slate covered roof offering extensive ground floor, mezzanine and first floor open plan sales areas.

The accommodation benefits from carpeting, fluorescent lighting, storage and male and female WC facilities.

To the rear, there is a small service yard and dock loading bay accessed via Falcon Street providing parking for approximately 5 vehicles.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor 21,061 sq.ft

First Floor 11,830 sq.ft

Stock 489 sq.ft

Total 33,380 sq.ft (3,100 sq.m)

Asking Terms

The property is available on both freehold and leasehold basis, in parts or as a whole. New leases will be granted upon Full Repairing and Insuring terms via a Service Charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

Offers are invited for the freehold interest with full vacant possession.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property has an established Class E use but is considered suitable for a range of other commercial and residential uses, subject to planning.

Interested parties are advised to make their own investigations of Fenland District Council on 01354 654321.

Business Rates

Interested parties are advised to make their own investigations of the local authorities.

Energy Performance Certificate

The property is to be reassessed for an EPC.



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General Notes

Areas

Net Internal Area
 Plot Level 212,10qm / 10,544sqft
 Ground Level 1,781,126qm / 15,729sqft
 Mezzanine 1 23,942qm / 225sqft
 Mezzanine 2 23,942qm / 225sqft
 Total NIA 2,760,112qm / 25,724sqft

Gross Internal Area
 Plot Level 212,10qm / 11,520sqft
 Church Terrace 1,997,309qm / 21,581sqft
 Mezzanine 1 11,542qm / 125sqft
 Mezzanine 2 11,542qm / 125sqft
 Total GIA 3,102,193qm / 33,356sqft

No.	Issue	Description	Date
1	Issue	02/05/14	02/05/14

Plot No. and Address
sterlingtemple
 0210 4639225
 www.sterlingtemple.com

Project Name and Address
1-3 Church Terrace
 Walsby
PE13 1BU

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Ground Level



First Level

