01206 577667

www.whybrow.net



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

Property Details



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.



Ewan Dodds BSc FRICS ewan.dodds@whybrow.net 01206 577667



Will Moss BSc William.moss@whybrow.net 01206 577667

Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

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Not internal Area
PIES Low 175 150-001
Counted and 175 150-001
Counted and 175 150-001
MUZZARES 2 33 April 2006
Total NA 23 25 00 001 72 37 32 001 Gross Internal Area First Leve 1, 1078-200pt 11,800opt Ground Level 1,165 April 210ch topt Mezzanne 1,165 opt 1,155 opt Mezzanne 2, 35,50pt 1,54-6pt Tobal Gul. 2,192 hepril 25,300 opt sterlingtemple General Notes 000



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First Level





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