

46 Market Place,  
**Wisbech, Cambridgeshire PE13 1DP**  
 Freehold Retail Investment and Vacant Upper Floors

**Lot 56**

£8,000 per annum with  
 vacant first and second  
 floors (1)



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	63 sq m (678 sq ft)	888 VAPOUR LIMITED	3 years from 09/09/2016	£8,000	08/09/2019
Basement		53 sq m (571 sq ft)	t/a electronic cigarettes & e liquids (2)			
First		36 sq m (388 sq ft)	VACANT			
Second		49 sq m (527 sq ft)				
<b>Total</b>		<b>201 sq m (2,164 sq ft)</b>			<b>£8,000</b>	

(2) 888 Vapour Limited trade from 11 shops nationwide (Source: www.888vapour.co.uk).

**Key Details**

- Pedestrianised prominent town centre location
- Fronts Market Place, adjacent to Coral
- Shop with self-contained upper floors (1)
- Close to entrance to Horsefair Shopping Centre

On Behalf of Mapeley



**Location**

Miles: 14 miles south-west of King's Lynn  
 22 miles north-east of Peterborough  
 35 miles north of Cambridge  
 Roads: A47, A1101, B1169  
 Rail: Wisbech Railway Station  
 Air: Norwich Airport

**Situation**

Wisbech, an attractive Fen market town, is located 35 miles north of Cambridge, 22 miles east of Peterborough and 14 miles south of King's Lynn. The property is located in the heart of the town centre on Market Place, close to its junction with Little Church Street and near to The Horsefair Shopping Centre. Occupiers close by include Coral (adjacent), Santander, WH Smith, H Samuel, William Hill, Hughes, Specsavers and Costa.

**Description**

This Grade II listed property comprises a ground floor shop with basement ancillary accommodation. The first and second floor former offices are self-contained from Market Mews to the rear of the property.

**Tenure**

Freehold.

**Planning**

(1) Consent was granted 9th January 2015 for the change of use of the first and second floors to form 1 x one bedroom and 1 x two bedroom flats. Ref F/YR15/0031/LB (Source : www.fenland.gov.uk/planning).

**VAT**

VAT is applicable to this lot.

**Six Week Completion**



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