

Lot 50

£23,500 Per Annum
Exclusive

46 Market Place Wisbech, Wisbech, Cambridgeshire PE13 1DP

Freehold Retail & Residential Investment



Key Details

- Pedestrianised prominent town centre location
- Fronts Market Place, adjacent to Coral
- Shop with 2 self-contained flats
- Close to entrance of Horsefair Shopping Centre & 400 car parking spaces

Location

Miles: 14 miles south-west of Kings 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 Kings 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. Retailers in the Shopping centre include Boots, Holland & Barrett, Greggs Heron Foods & Superdrug. Occupiers close by include Coral (adjacent), WH Smith, William Hill, Hughes, Specsavers, Savers, Nationwide, Halifax and Costa.

Description

This Grade II listed property comprises a ground floor shop with basement ancillary accommodation. The first and second floors comprise 2 self contained flats (1x1 bed & 1x2 bed) accessed from Market Mews to the rear of the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	55 sq m (592 sq ft)	Sunlounger Travel (Wisbech) Limited	5 years from 29/11/2019	£12,000	28/11/2024
Basement	Ancillary	53 sq m (571 sq ft)				
First	Residential	1 bed flat	INDIVIDUAL	AST	£6,300	Holding Over
Second	Residential	2 bed flat	INDIVIDUAL	AST	£7,200	Holding Over
Total Commercial		108 sq m (1,163 sq ft)			£23,500	



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