



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE

SHOP TO LET

(subject to vacant possession)

UNIT 2 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

LOCATION

The subject property occupies a prominent location within the Horsefair Shopping Centre, which links Market Place and Hill Street, adjacent to **New Look** and **Holland & Barrett** and opposite **Peacocks**.

The Centre provides the main parking provision for Wisbech town centre (1,000 spaces) and also connects directly to the bus station. Other nearby retailers within the immediate vicinity include **Argos**, **Superdrug**, **Greggs**, **Boots**, **The Works**, **Poundland** and **Costa**.

ACCOMMODATION

The unit comprises ground floor only providing the following approximate areas:-

Ground Floor:		
Sales	217 sq.m.	2,338 sq.ft.

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 **£60,000** pax (+ VAT if applicable).

SERVICE CHARGE

The current service charge budget for Unit 2 is £8,580 pa but this will need to be verified with the managing agents.

RATEABLE VALUE

We have been informed by the Valuation Office Agency that the property has a rateable value of £56,500 with effect from 1 April 2017. The current rates payable is £29,615pa. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C. Further details available on request.

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
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Email: carol@fdarrah.co.uk

Jackson Criss

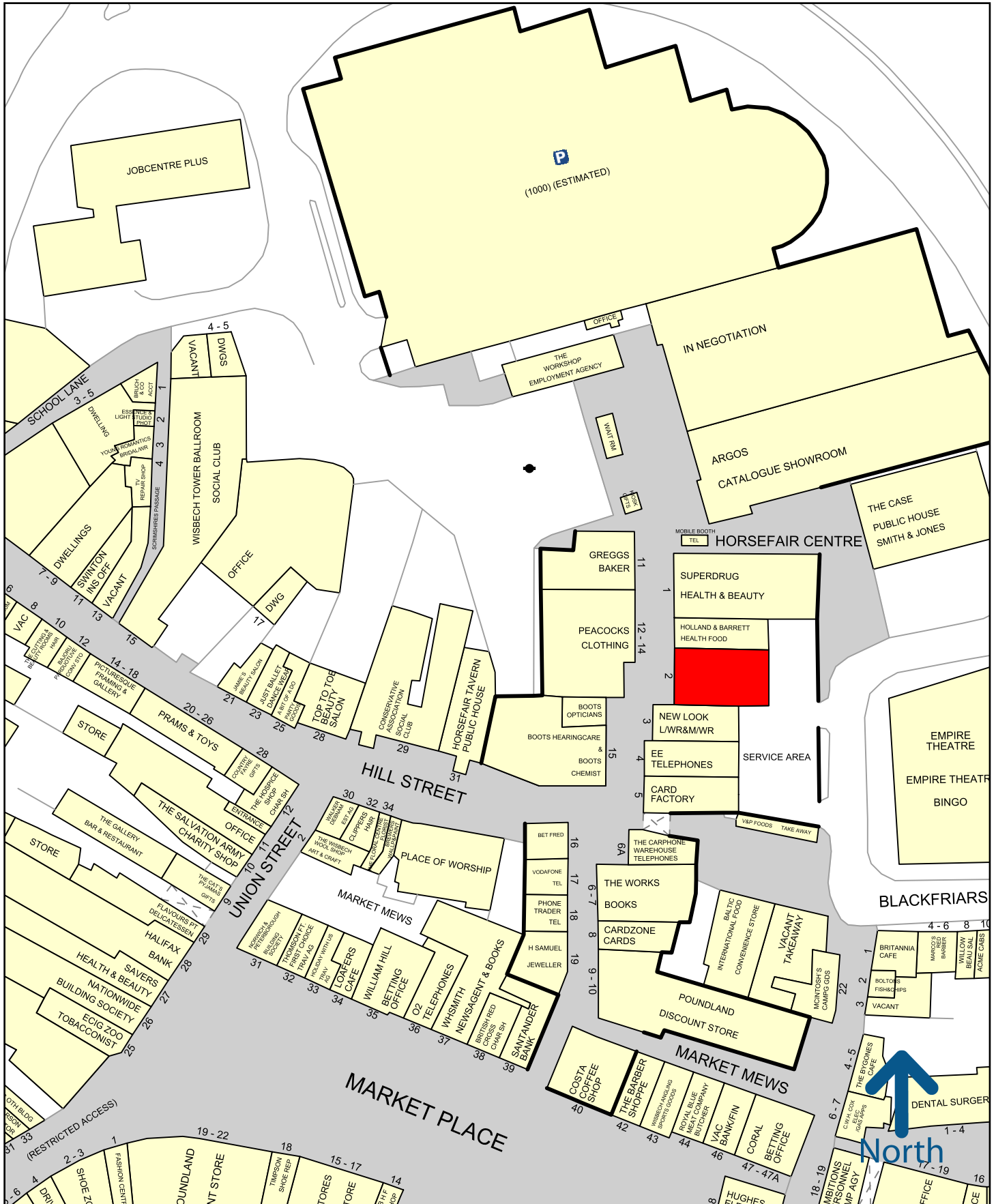
Contact: Michael Lockhart
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SUBJECT TO CONTRACT

August 2017

Tel 01603 666630 E-mail: info@fdarrah.co.uk
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RETAIL



50 metres

Experian Goad Plan Created: 07/08/2017
Created By: Francis Darrah

