



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP TO LET

UNIT 8, 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 **The Works** and **Heron Foods** which is the only supermarket in Wisbech town centre.

Horsefair provides the main parking provision for Wisbech town centre with nearly 400 spaces offering free car parking for up to 3 hours. In addition the town's bus station links directly into the centre. Other nearby retailers within Horsefair include **Costa, Subway, Card Factory, Holland & Barrett, Superdrug, Greggs, Peacocks, and Boots.**

ACCOMMODATION

The unit is arranged over ground and first floor providing the following approximate net internal floor areas:-

Ground Floor Sales	68.7 sq m	740 sq ft
First Floor (ex staff wc)	60.3 sq m	650 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 £25,000 pax (+ VAT if applicable).

SERVICE CHARGE

The current annual service charge for Unit 8 is £5,675.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £13,250 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details available upon 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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Jackson Criss

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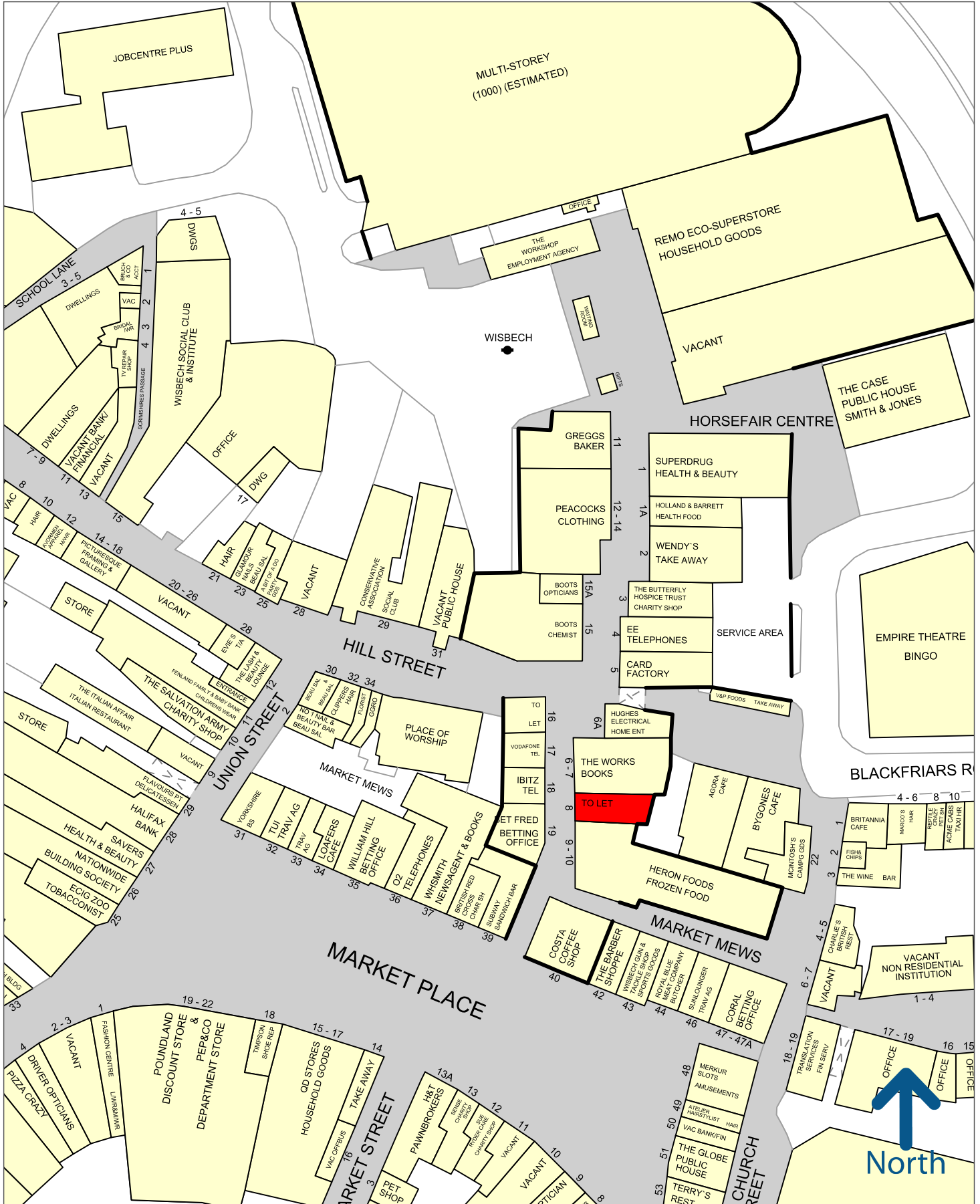
SUBJECT TO CONTRACT

May 2024

RETAIL

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50 metres
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Created By: Francis Darrah

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