



LARGE MSU OPPORTUNITY HORSEFAIR SHOPPING CENTRE, WISBECH

- Known as “The capital of The Fens” Wisbech is a busy, market town situated 40 miles north of Cambridge and 22 miles north-east of Peterborough.
- The subject property occupies a prominent location within the Horsefair Shopping Centre, which links Market Place and Hill Street, adjacent to Argos and multi storey carpark (nearly 400 spaces). Horsefair has an annual footfall of just below 5 million people and a total retail catchment of 191,341 people.
- Other retailers within the immediate vicinity include Heron Foods, The Works, Hughes, Card Factory, EE Telephones, New Look, Holland & Barrett, Superdrug, Greggs, Peacocks, Boots and Vodafone.

TOWN CENTRE SHOP TO LET

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 £200,000 pax (+VAT).

FLOOR AREAS SQ FT / SQ M

Ground Floor: 19,345 1,797
First Floor: 7,440 691
Gross internal: 26,785 2,488

RENT / PRICE

Upon Application

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate This text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

SERVICE CHARGE

The current service charge to be provided on request.

RATEABLE VALUE

We understand from the VOA website that as at March 2019 the property has a rateable value of £227,000 pa. Interested parties are advised to make their own enquiries.

SUBJECT TO CONTRACT

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

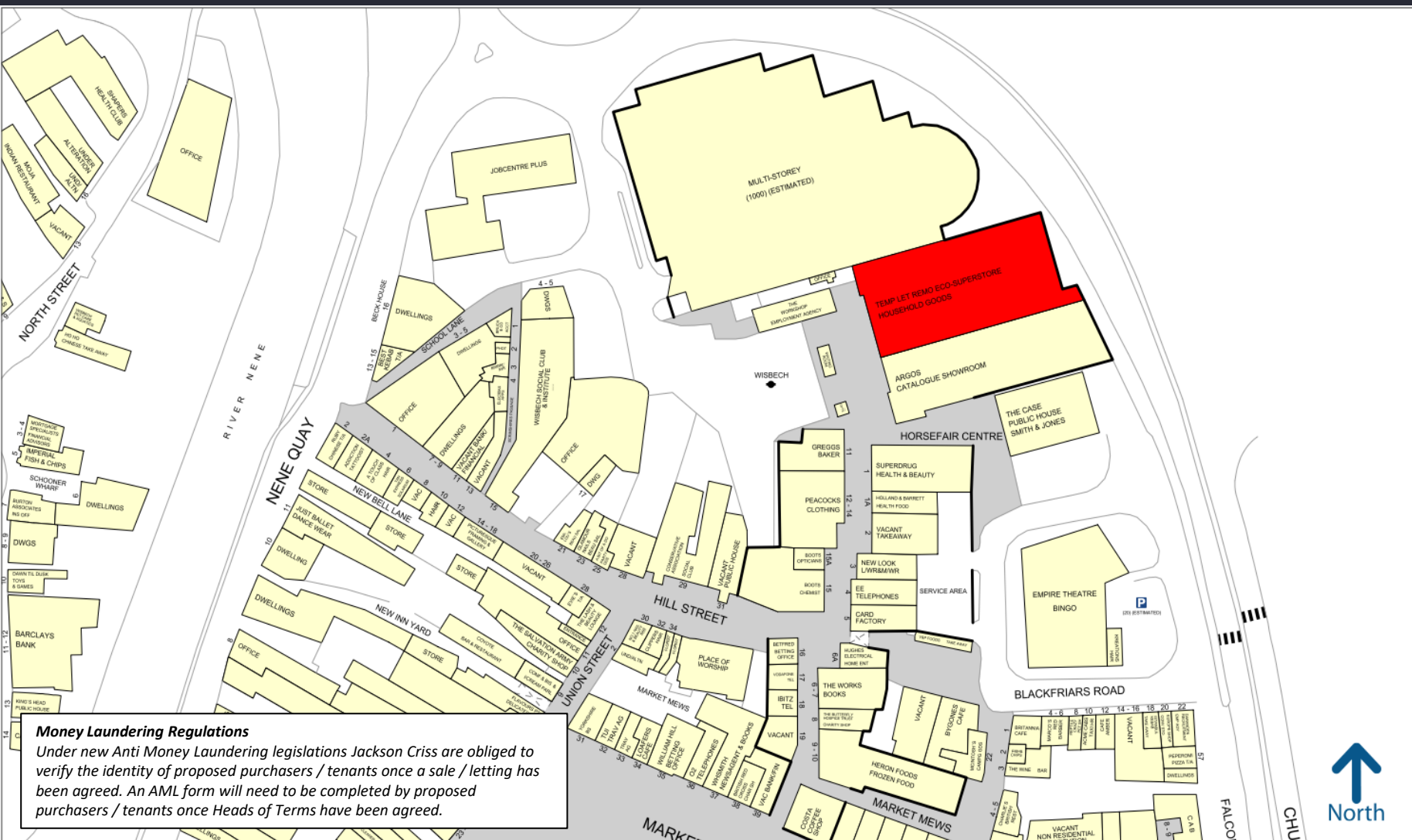


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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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NEW
LOOK

WHSmith

GREGGS



Clarks

Superdrug

JACKSON
CRISS

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Or alternatively our joint agent

Francis Darrah Chartered Surveyors
Contact Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

