



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. The 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.



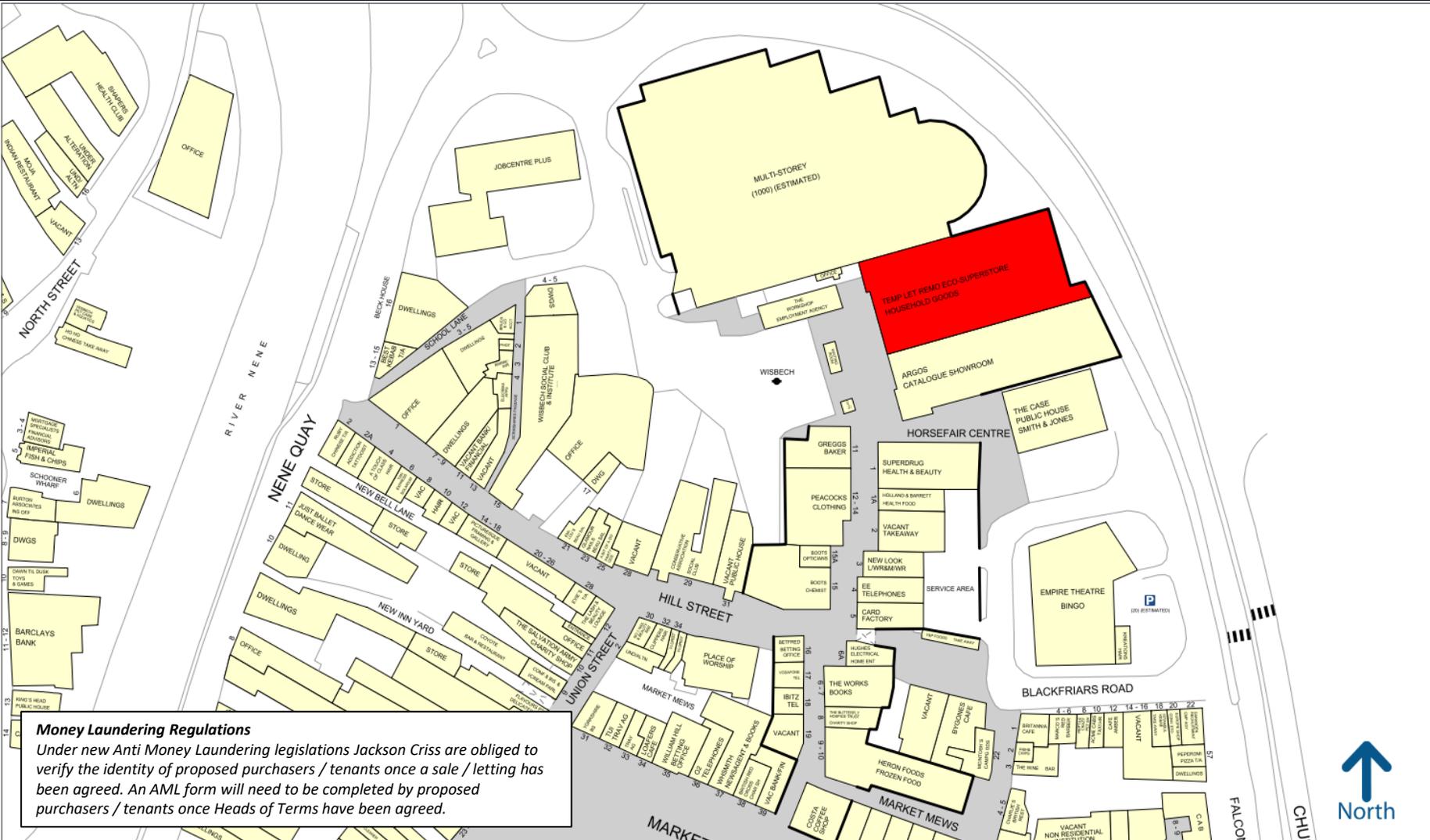
JACKSON CRISS

www.jacksoncriss.co.uk

4th Floor, 32 Brook
Street, London W1K 5DL
+44(0)20 7637 7100

LARGE MSU OPPORTUNITY HORSEFAIR SHOPPING CENTRE, WISBECH

TOWN CENTRE SHOP TO LET



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.

JACKSON CRISS

Andrew Criss
 0207 637 6851
andrewc@jacksoncriss.co.uk

Or alternatively our joint agent

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



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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.

RENT

£29,500 pax (+ VAT if applicable)

FLOOR AREAS SQ FT / SQ M

Ground Floor Sales 1,255 116.5

LEGAL COSTS

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

EPC

The Energy Performance Band C

RATEABLE VALUE

£19,750 with effect from 1 April 2023.

SERVICE CHARGE

The current service charge to be provided on request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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UNIT 3 HORSEFAIR SHOPPING CENTRE WISBECH

- The subject property occupies a prominent location within the Horsefair Shopping Centre opposite Boots, Peacocks and adjacent to EE Telephones and the recently opened Wendy's.
- 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 The Works, Hughes, Card Factory, Holland & Barrett, Superdrug, Argos, Greggs, and Vodafone.

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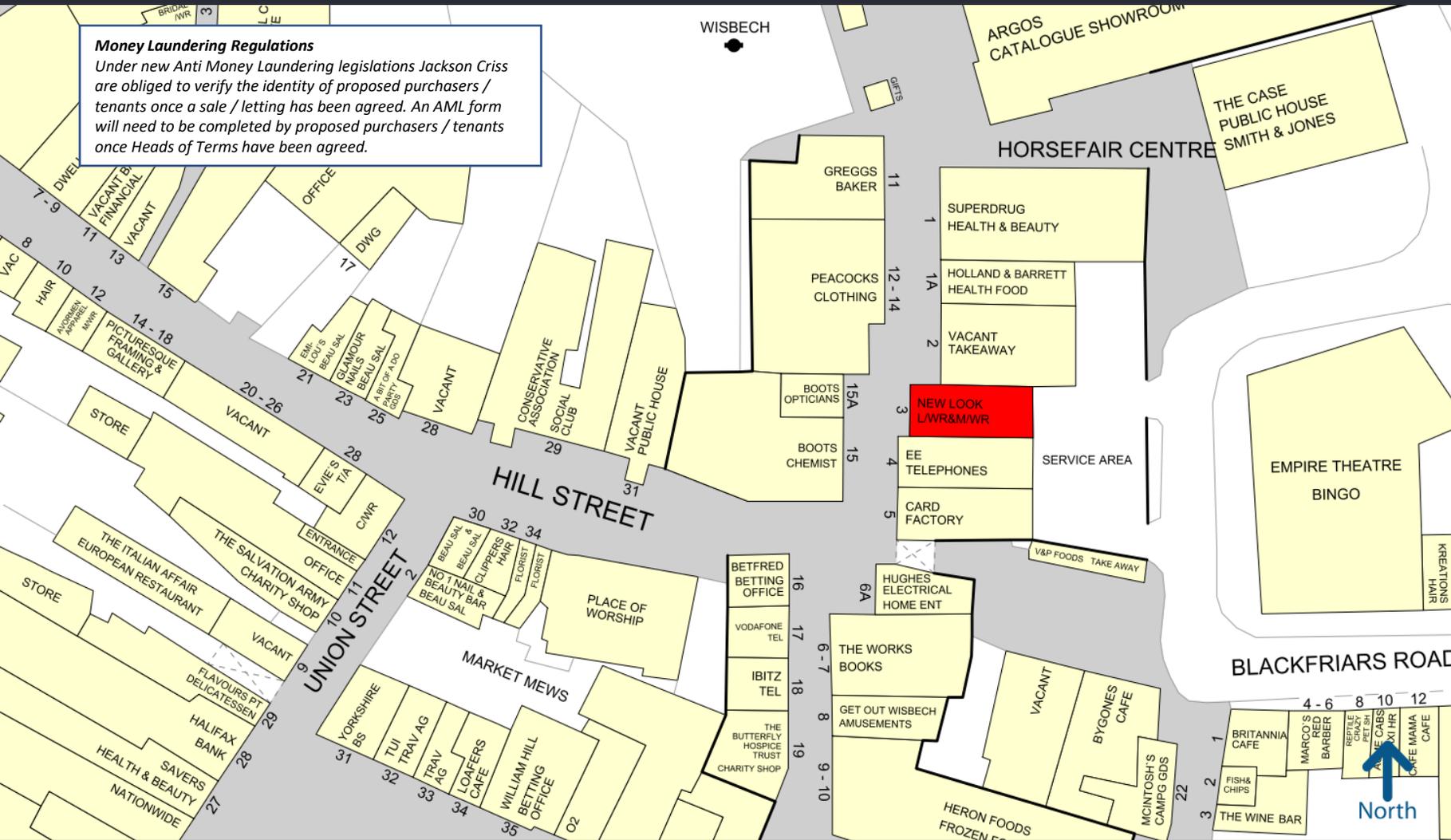
4th Floor, 32 Brook
Street, London W1K 5DL
+44(0)20 7637 7100

UNIT 3 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

TOWN CENTRE SHOP TO LET

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.



NEW LOOK



Clarks

Superdrug

JACKSON
CRISS

VIEWING

Andrew Criss
0207 637 7100
andrewc@jacksoncriss.co.uk

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Carol Cooper
01603 666630
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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.

EPC

Band C

RATEABLE VALUE

£13,250 (2023)

RENT

£25,000

SERVICE CHARGE

£5,675

FLOOR AREAS

	SQ FT	/ SQ M
Ground Floor Sales	740	68.7
First Floor	650	60.3

LEGAL COSTS

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

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UNIT 8 HORSEFAIR SHOPPING CENTRE WISBECH

- 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, Boots and Wendy's.

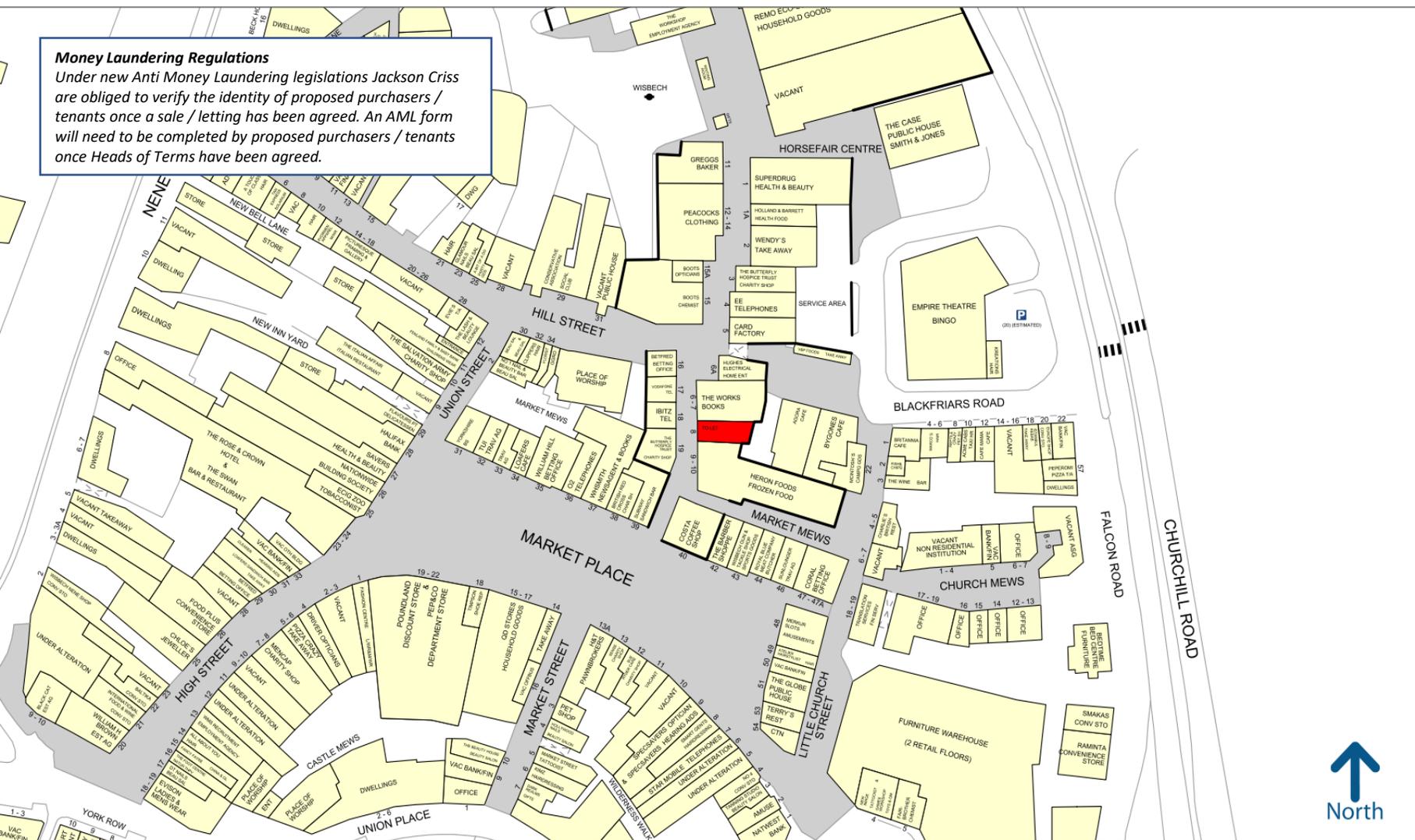
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UNIT 8 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

TOWN CENTRE SHOP TO LET

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TOWN CENTRE SHOP TO LET

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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.

EPC

Band E

RATEABLE VALUE

£10,750 (2023)

SERVICE CHARGE

£3,695

RENT

£21,000 pax

LEGAL COSTS

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

FLOOR AREAS

	SQ FT	/ SQ M
Ground Floor Sales	431	40.01
First Floor	377	25

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UNIT 16 HORSEFAIR SHOPPING CENTRE WISBECH

- The subject property occupies a prominent location within the Horsefair Shopping Centre which links Market Place and Hill Street, adjacent to Vodafone, opposite Hughes Electrical.
- Horsefair provides free car parking (up to 3 hours – c. 400 spaces), the town's bus station also links directly into the centre.
- Other nearby retailers within Horsefair include Costa, Boots, Subway, Card Factory, Holland & Barrett, Superdrug, Greggs, Peacocks, Heron Foods, The Works and Wendy's.

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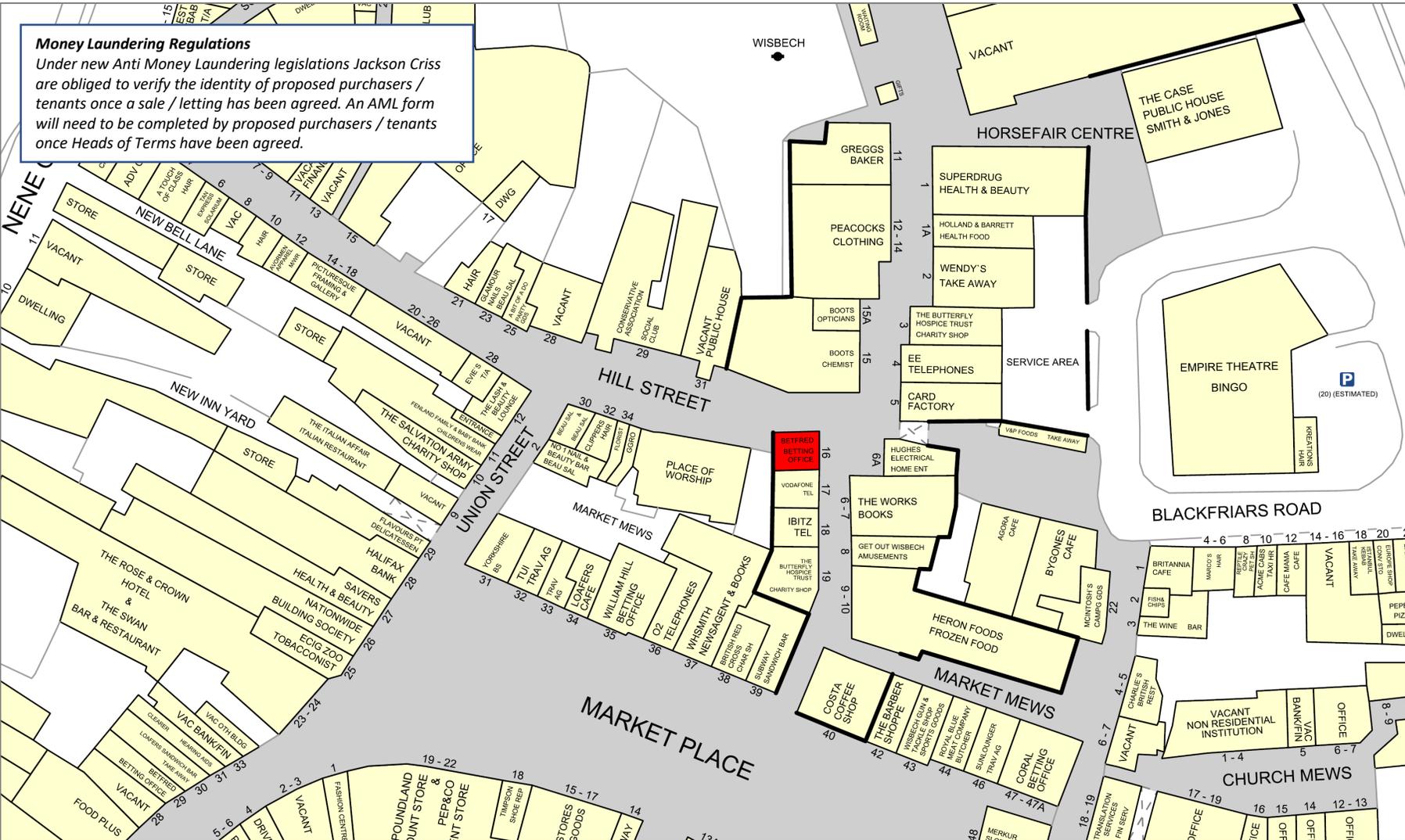
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UNIT 16 HORSEFAIR SHOPPING CENTRE WISBECH, PE13 1AR

TOWN CENTRE SHOP TO LET

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TOWN CENTRE SHOP TO LET

TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

SERVICE CHARGE

The current service charge for 2020/2021 £4,608 pax but this will need to be verified with agent.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 1,400 / 130.06

RATEABLE VALUE

£49,250

RENT / PRICE

£28,000 per annum exclusive.

SUBJECT TO CONTRACT & VACANT POSSESSION

EPC

Rating C

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UNIT 19, HORSEFAIR SHOPPING CENTRE, WISBECH

- The subject property occupies a prominent location within the Horsefair Shopping Centre
- Horsefair provides the main parking provision for Wisbech town centre with 400 spaces offering free parking for up to 3 hours.
- Nearby multiple retailers include Argos, Greggs, Heron Foods, Peacocks, Boots, The Works, Warehouse and The Card Factory.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.



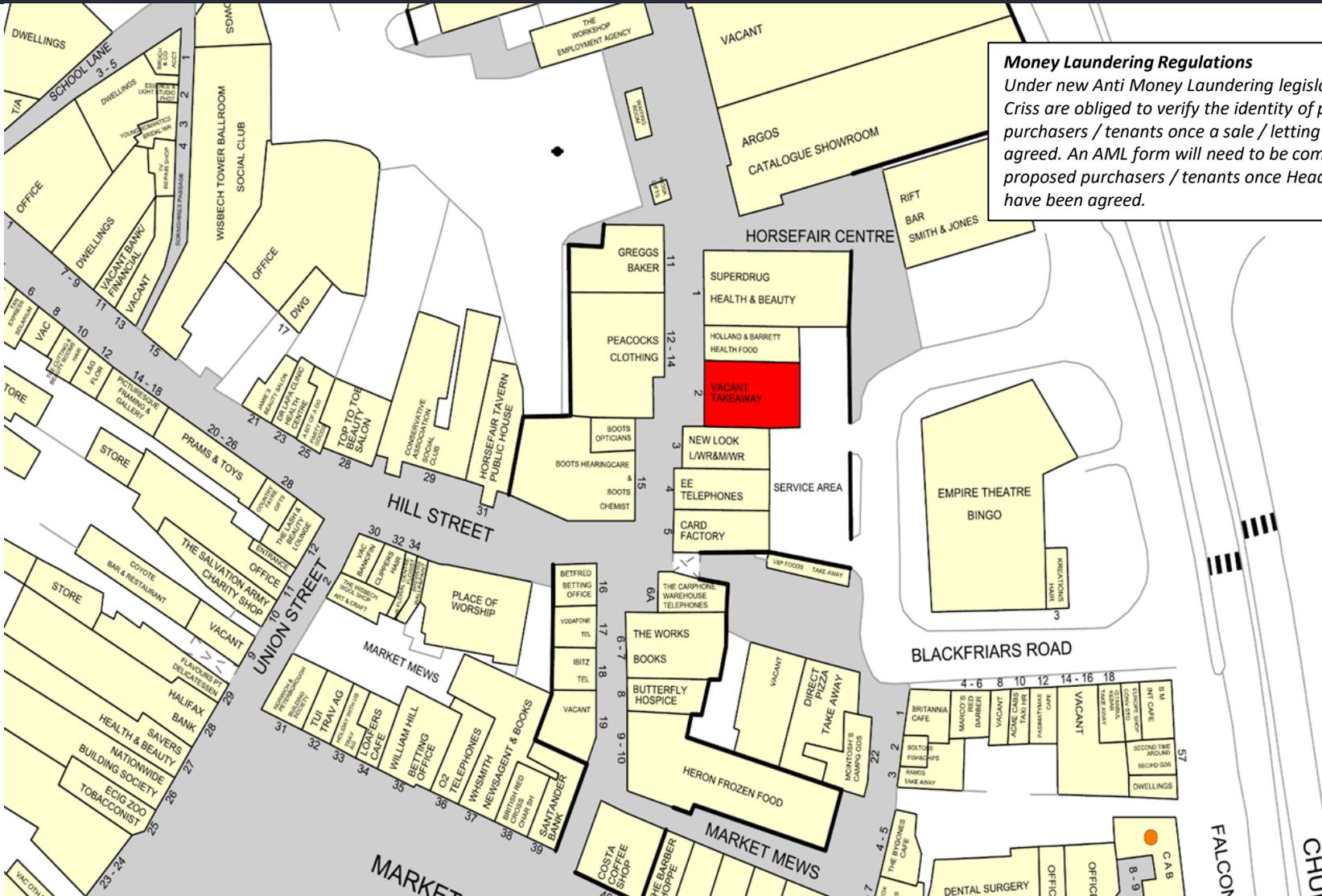
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