

LEASE ASSIGNMENT AVAILABLE

Unit 2b, The Horsefair Shopping Centre

Wisbech PE13 1AR



Savills London

33 Margaret
Street London
W1G 0JD

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Location

Wisbech is a well-established market town in northern Cambridgeshire, approximately 13 miles from King's Lynn and 22 miles from Peterborough. Wisbech has a population of approximately 34,000.

The subject property occupies a prominent position within the Horsefair Shopping Centre. Horsefair benefits from being the town's primary parking hub, offering around 400 free parking spaces, which helps attract consistent shopper traffic.

The property enjoys strong footfall and excellent visibility, located adjacent to a mix of national retailers including **Greggs, Peacocks, Boots, The Works** and **The Card Factory**.

Accommodation

The premises is arranged over the ground floor only, providing the following areas:

Ground Floor:	2,338 sq ft	217 sq m
Total:	2,338 sq ft	217 sq m

Tenure

The property is available by way of a sub-lease or an assignment from Wendy's. The existing lease provides a 13 year unexpired term, expiring on the 12th January 2038, with a tenant only break in 2031.

Rent

£30,000 per annum.

Service Charge

£9,620 per annum

Rates

Parties are advised to make their own enquiries to verify the rates payable and whether any rates relief applies.

We understand the current rates payable to be £17,250

Use

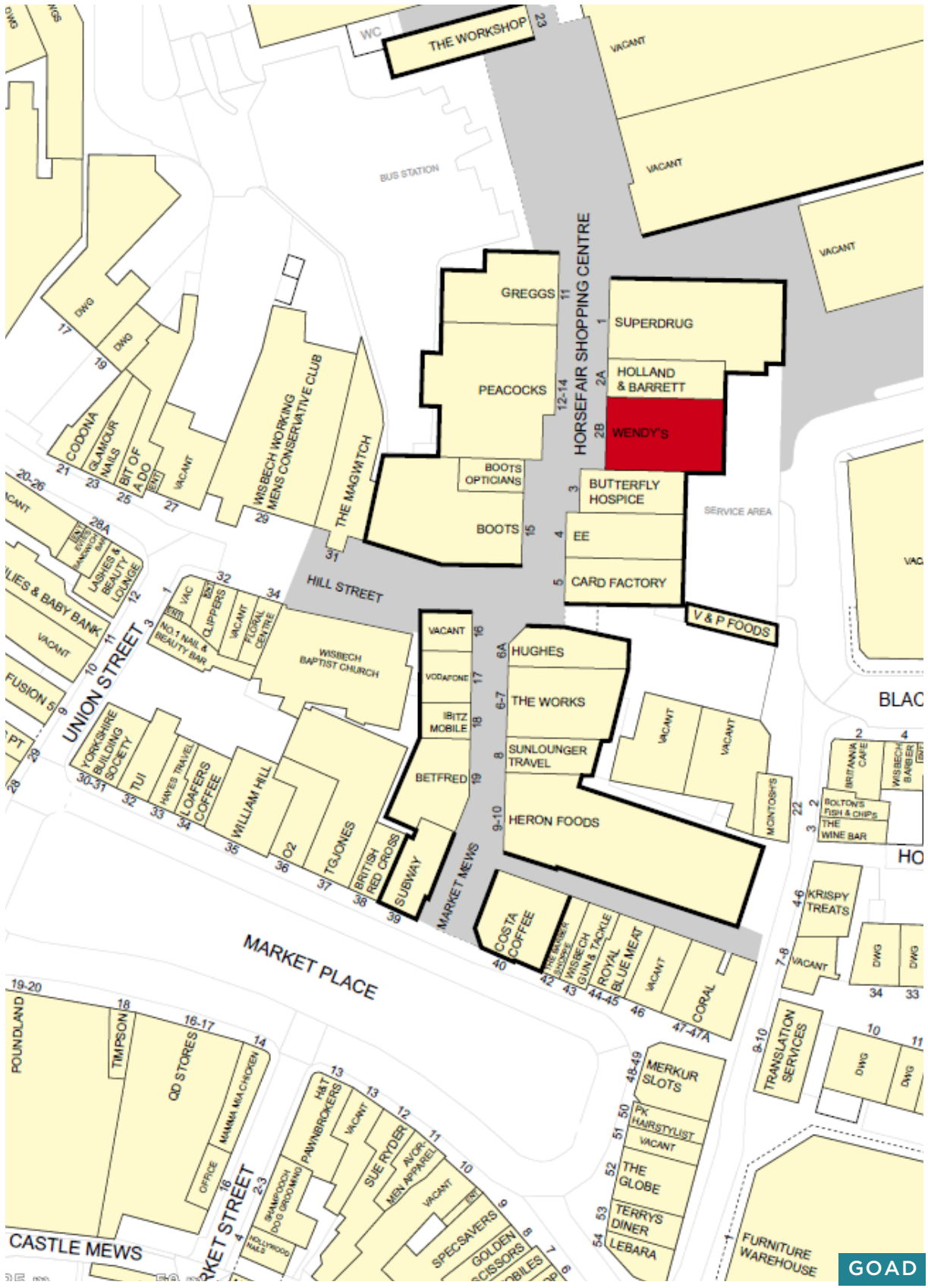
The premises benefits from Class E planning consent.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



Viewing & further information

Strictly by prior arrangement only with:

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