



SITUATION

Occupying a prominent trading position within the part pedestrianised town centre, adjacent to **Bonmarché** and amongst multiples such as **Poundland, Costa, Co-op Funeralcare, TUI, WHSmith** and **Savers**. Furthermore, there is a daily **Outdoor Market** along Market Place. Wisbech is an attractive Fenland market town, located approx. 32 miles north of Cambridge and 18 miles east of Peterborough benefitting from good road links via the A47.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with Lower Ground Floor Rear Store and Basement**. In addition, there is separate rear access from Castle Mews to **2 Self-Contained Flats** on the first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Lower Ground Floor Store & Basement	Ground Floor Shop Gross Frontage 29'8" Internal Width 25'1" (max) Shop Depth 71'10" Built Depth 98'2" Sales Area Approx. 1,430 sq ft Kitchen Lower Ground Floor Store Area Approx. 230 sq ft plus WC Basement Area Approx. 1,485 sq ft Total Area Approx. 3,145 sq ft	Royal Mencap Society (see Tenant Profile)	10 years from 8th March 2017	£20,000	IRI (subject to a schedule of condition) Rent Review 2023. Tenant's Break 2022.
First and Second Floors	2 Flats – Not inspected	2 individuals	999 years from 15th June 2010	£250	FRI
				Total: £20,250	

TENANT PROFILE

Royal Mencap Society is a registered charity and the leading voice of learning disability and currently operate 32 charity shops.
Visit: www.mencap.org.uk

***Reserve below £250,000**

6 week completion



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

Vendor's Solicitors

Mayo Wynne Baxter

Tel: 01342 310 600 Ref: Hilary White

Email: hwhite@mayowynnebaxter.co.uk

£20,250 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page