



SITUATION

Occupying a prominent trading position opposite **Poundland** in the heart of the town centre amongst multiples such as **Costa, Santander, TUI, WHSmith, Savers, Halifax** as well as being within close proximity to the entrance of the Horsefair Shopping Centre which also includes a variety of multiple retailers as **Holland & Barrett, EE, New Look** and many more. Furthermore, there is an **Outdoor Market** along Market Place on Thursdays and Saturdays.

Wisbech is an attractive Fenland market town, located 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 and First Floor Café**. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Café (24 covers)

Gross Frontage 17'10"
Internal Width 14'11" (narrowing to 12'11")
Shop & Built Depth 36'1"
WC

First Floor Seating & Store (16 covers)

Area Approx. 480 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R Cooper (trading as Loafers Coffee Shop – see Note)** for a term of 11 years from 24th July 2014 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews July 2019 & 2024

Tenant's Breaks July 2020, 2022 & 2024

Note: Loafers Coffee Shop was established in 1999 and has traded as a coffee shop from this location since 2008. The current tenant bought this unit in 2014.

£17,000 per annum

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

Vendor's Solicitors

Nelsons
Tel: 0115 989 5289 Ref: Paul Hinchliffe
Email: paul.hinchliffe@nelsonslaw.co.uk

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 £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page