



SITUATION

Located at the junction with Market Street in this prominent trading position in the heart of the town centre amongst such multiple retailers as **Poundland, Costa Coffee, WHSmith, Savers** and **Halifax**.

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 corner building comprising a **Ground Floor Shop** with internal and separate side access to a **Basement** and **Upper Parts** on the first and second floors ([see Note](#)).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'11"
Return Window Frontage	12'11"
Internal Width	13'1"(max)
Shop Depth	49'0"
Built Depth	56'7"

Basement

Area Approx. 475 sq ft

First Floor

3 Rooms and a Shower Room

Second Floor

2 Rooms, communal Kitchen/Dining Room and WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Anjum as a mobile phone shop** for a term of 10 years from 22nd June 2018 at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2021 and 3 yearly

Note: The tenant has sublet the Upper Parts to 5 individuals and has advised he has applied to the Local Authority for an HMO Licence.

£17,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **John Barnett**

Joint Auctioneers

Estate Management London
Tel: 020 7930 9333 Ref: Sven Weinast
Email: s.weinast@emluk.com

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Jeremy Blain
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View of Market Place



The Property

