



## SITUATION

Occupying a prominent trading position within the part pedestrianised town centre, amongst multiples such as **Poundland, Costa, TUI, WHSmith, Betfred 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**

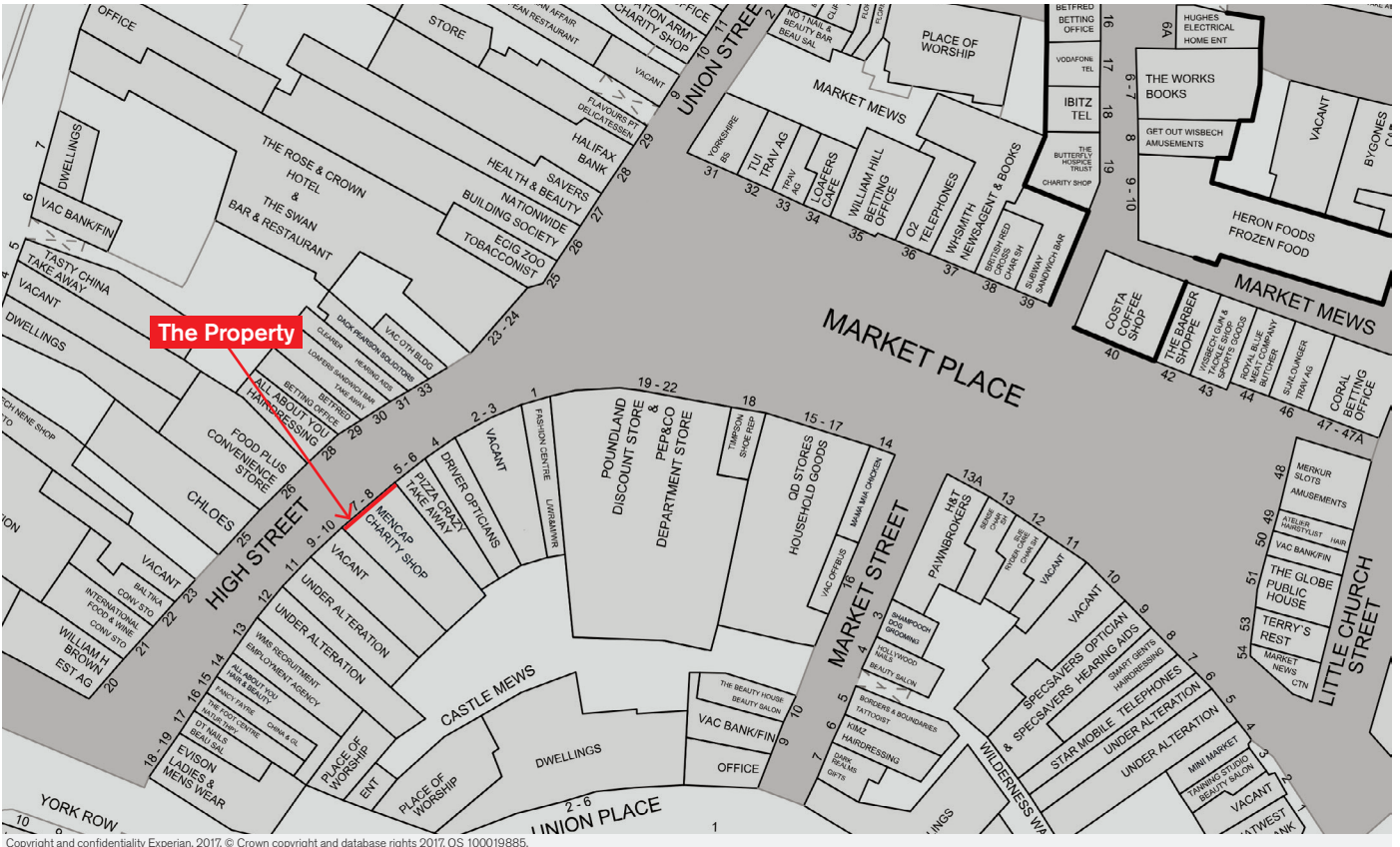
## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Lower Ground Floor Store & Basement	<b>Ground Floor Shop</b> 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 <b>Lower Ground Floor Store</b> Area Approx. 230 sq ft plus WC <b>Basement</b> Area Approx. 1,485 sq ft <b>Total Area Approx. 3,145 sq ft</b>	<b>Royal Mencap Society</b> (see Tenant Profile)	5 years from 22nd July 2022 (In occupation since 2017)	£15,000	Effectively FRI (subject to a photographic schedule of condition). <b>Tenant's Break 2025.</b>
First and Second Floors	2 Flats – Not inspected	<b>2 Individuals</b>	999 years from 15th June 2010	£250	FRI
				<b>Total: £15,250</b>	

## TENANT PROFILE

Royal Mencap Society is a registered charity and leading voice of learning disability and currently operate 45 charity shops. Visit: [www.mencap.org.uk](http://www.mencap.org.uk)





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**Vendor's Solicitors**

Meadows Ryan  
 Tel: 01932 852 057 Ref: Stephen Carew  
 Email: stephencarew@meadowsryan.com

**£15,250** per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**