



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£75,000



Ref: 26055E

1 School Lane, Wisbech, Cambridgeshire PE13 1AW

A three-storey end terrace commercial building located in Wisbech extending to 119.3m² with small rear yard, previously used as professional offices. The property is considered suitable for a range of commercial or residential uses subject to obtaining the necessary planning consents.



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial LOCATION

This property is located in the Georgian Market Town of Wisbech in North East Cambridgeshire. Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country, which together with The Crescent itself, have featured in films. The property occupies a position close to the Crescent.

PLANNING

The current use of the property is long standing and believed lawful and falls within the Use Class E(c) as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is considered to be suited to a wide range of commercial and residential uses subject to obtaining the necessary Planning and Listed Building consents. Interested parties should make their own enquiries if the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 info@fenland.gov.uk

ACCOMODATION

Ground Floor

Entrance Foyer

Office 3.2 m (max) x 4.5 m (max)

Office 3.5 m (max) x 5.0 m (max)

Kitchen 1.4 m (max) x 1.3 m (max)

WCs

First Floor

Office 2.9 m (max) x 3.6 m (max)

Office 4.2 m (max) x 4.3 m (max)

Office 3.4 m (max) x 4.0 m (max)

Second Floor

Office 2.9 m (max) x 3.1 m (max)

Office 4.2 m (max) x 4.3 m (max)

Office 3.6 m (max) x 3.9 m (max)

Store 0.9 m (max) x 1.5 m (max)

SERVICES

Mains drainage, electricity (3-phase) and water are understood to be connected. Electric heating. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS

The property is offered For Sale Freehold with vacant possession upon completion of the purchase.

Offices at March and Wisbech

RATES

Ratable Value (2026 List): £7,100.

Small Business Multiplier 2026/27 43.2p

NB Due to Transitional Relief and Small Business Rates Relief the actual rates payable in respect of the property may have no relation to the figure quoted. Interested parties are advised to make their own enquiries to the Local Rating Authority as to the current rated liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 nndr@angliarevenues.gov.uk

VAT

It is understood that the property has not been opted to tax and so VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs in relation to the transaction.

VIEWING

For an appointment to view apply to the Agent. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PARKING NOTES

The Horsefair car park is a short walk from the property.

DIRECTIONS By car From our South Brink offices continue from South Brink Road onto Nene Quay. At the Freedom Bridge Roundabout take the fourth exit onto Horsefair Road then right onto School Lane. The property can be found on the left hand side. By foot From our South Brink offices continue from South Brink Road onto Nene Quay. Proceed east onto Hill Street then turn left onto School Lane. The property can be found on the right side. What3Words:

///examples.forehand.infinite

EPC RATING BAND TBC

PARTICULARS PREPARED 26th June 2026

www.maxeygrounds.co.uk



MAXEY
GROUNDS





MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.