



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

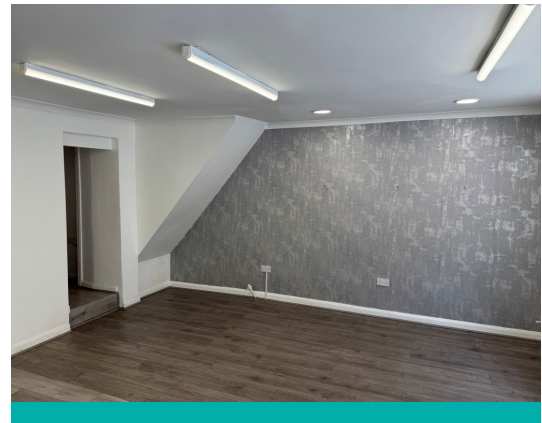
To Let: £8,400 pa



Ref: 26078E

**98 Norfolk Street, Wisbech, Cambridgeshire
PE13 2LD**

Prominent ground floor commercial unit in retail location extending to 81.2m² Gross Internal Area. The property is available To Let as a whole and is available for immediate occupation.





MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

LOCATION

The property is prominently located on Norfolk Street in the centre of Wisbech. Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films. Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

DESCRIPTION

Ground floor retail unit on Norfolk Street suitable for a range of commercial uses, Subject to Planning.

ACCOMODATION

| | |
|-------------|--------------------|
| Retail Area | 26.5m ² |
| Retail Area | 19.3m ² |
| Store | 4.2m ² |
| Store | 8.8m ² |
| Store | 2.2m ² |
| Store | 7.3m ² |
| Kitchen | 3.7m ² |
| WC | 9.2m ² |

Area ITZA 50.2m²

SERVICES

Mains drainage, electricity and water are understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

RATES

Rateable Value (2026 List) Pending Reassessment. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates 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

PARKING NOTES

The property is a short walk from Church Terrace Public Car Park.

VAT

We are advised that the property has not been elected for VAT. Should the letting become a Vatable supply, VAT at the prevailing rate will be charged in addition to the rent.

LEGAL COSTS

The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the preparation of the lease.

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 Landlord 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.

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 uses subject to obtaining the necessary Planning and Landlord's consent. 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

DIRECTIONS

From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the fourth exit, A1101 Churchill Road. Follow the dual carriageway through the traffic lights. At the second set of traffic lights turn right onto Stermyn Street and then follow round to the left. Where the road bends to the right after the pedestrian crossing go straight on into Norfolk Street where the property can be found on the right-hand side. What3Words: ///sped.yourself.smallest

EPC RATING BAND C

PARTICULARS PREPARED 1st July 2026



MAXEY GROUNDS

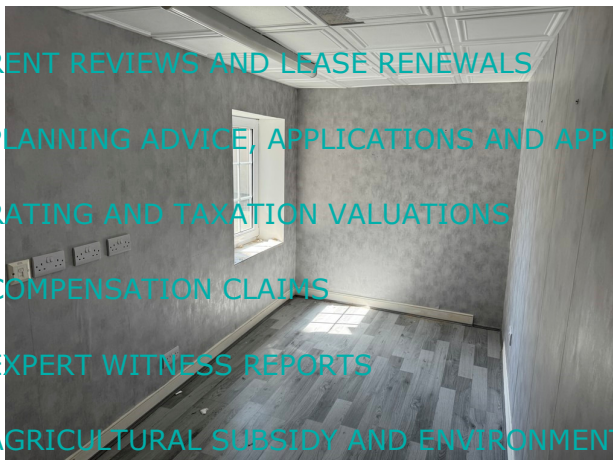
commercial@maxeygrounds.co.uk

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.