



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£160,000 plus VAT or

To Let: £13,750 pa plus VAT



Ref: 20072

4/4a Market Place, Wisbech, Cambridgeshire PE13 1DT

A commercial unit in a town centre location, with additional basement storage, extending in total to 258m² (2,780ft²) Subject to Measured Survey. The property would suit a range of retail or other commercial purposes, subject to planning, and is available for occupation from September 2026. The ground rent of the residential property above is included in the Freehold sale.



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

LOCATION The property is conveniently located at the edge of Market Place in the town centre, the main retail area of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a town of great character and historical importance. Wisbech lies approximately 23 miles from Peterborough, 9 miles from Cambridge and 55 miles from Norwich. The A47 trunk road between Norwich and Leicester passes around the southern and eastern sides of Wisbech. A free public car park is situated close to the property.

DESCRIPTION A mid terraced, ground floor retail premises with a large basement extending to a total area of approximately 258m² (2,780ft²) (STMS). The property is located at the corner of the Market Square in Wisbech. This is a prominent location with a large volume of foot traffic passing on a daily basis. There is additional access to the rear.

ACCOMMODATION Ground Floor - Retail area with a frontage of approximately 4.8m widening significantly, and a storage area to the rear. Total ground floor area approximately 130m² (1,400ft²) (STMS).

Basement - Large storage area totalling approximately 128m² (1,380ft²) (STMS).

SERVICES All mains services are understood to be connected to the property. Central heating throughout the property. 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, including a Ground Rent payable by the residential unit above. Vacant Possession is available from September 2026.

Alternatively, the property is available To Let, as a whole, on a Full Repairing and Insuring Lease within Part II of the Landlord and Tenant Act 1954. The Tenant will be responsible for all outgoings in addition to the rent.

LEGAL COSTS Each party will bear their own legal costs incurred in the transaction.

RATES

Rateable Value (2026 List): £6,300

Business Rates 2026/27: 43.2p in the £

Due to Transitional Relief and Supporting Small Business Relief the rates payable in respect of the property may be reduced. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the likely 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

VAT The property has been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the purchase price or rent.

VIEWINGS Viewing is strictly by appointment with 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 Owner 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 property falls within Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The use of the property is longstanding and believed to be lawful. The property could be used for other purposes subject to planning.

DIRECTIONS From our Wisbech office proceed east from South Brink onto Bridge Street. Turn left onto High Street and the turn right and proceed through Market Place where the property can be found on the right hand side.

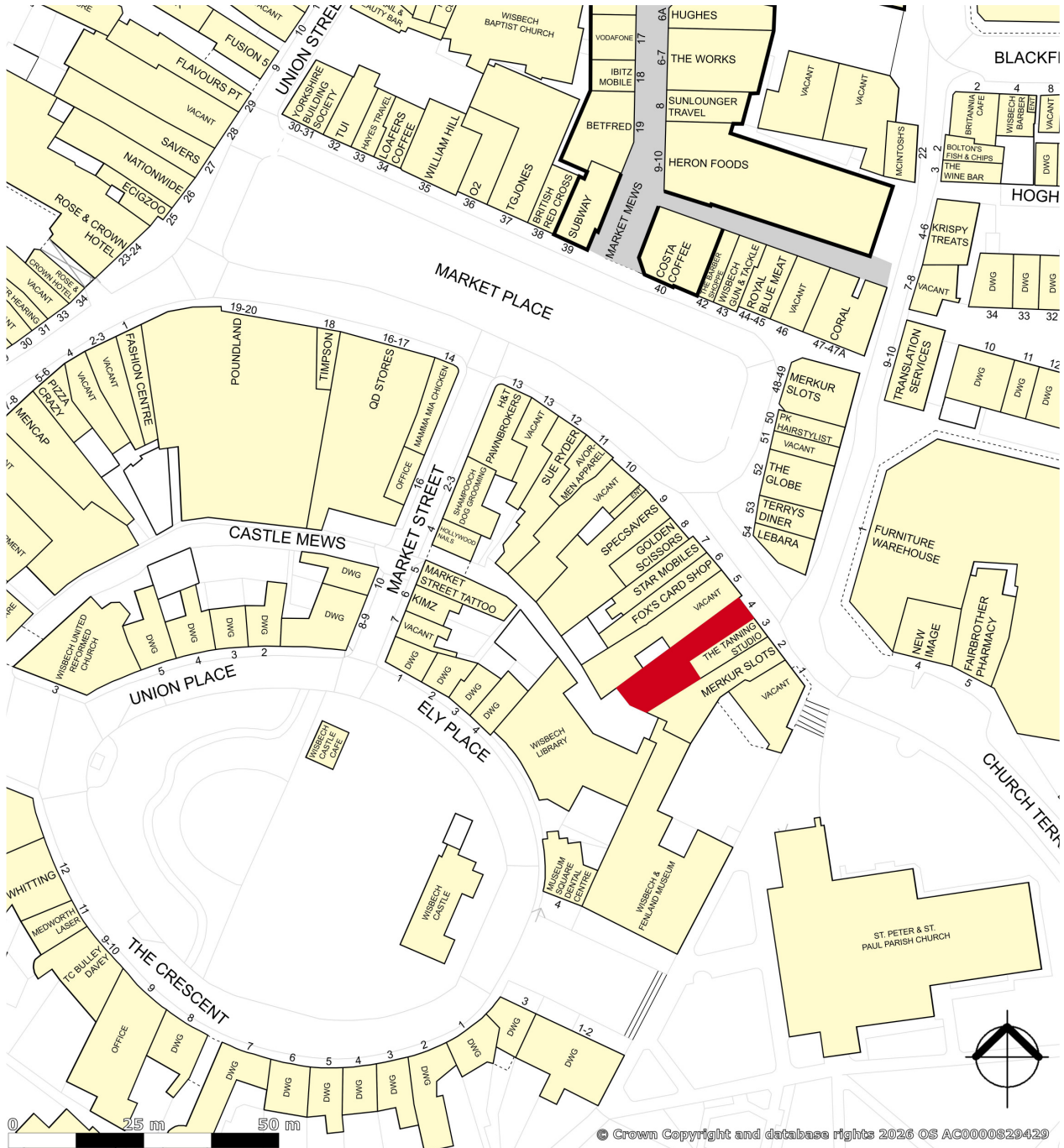
What3Words: ///guideline.damage.enormous

EPC RATING BAND C

PARTICULARS PREPARED 28th April 2026



MAXEY GROUNDS



For Identification Purposes Only – Do Not Scale



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.