



# MAXEY GROUNDS

[commercial@maxeygrounds.co.uk](mailto:commercial@maxeygrounds.co.uk)

01945 428830

Commercial

## £100,000



Ref: 26068E

### **14-16 Blackfriars Road, Wisbech, Cambridgeshire PE13 1AT**

Prominent ground floor commercial unit with Garage and First Floor accommodation located in the Centre of Wisbech and extending in total to 184.1m<sup>2</sup> Gross Internal Area. The property is offered For Sale Freehold with Vacant Possession upon completion.



Offices at March and Wisbech

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**LOCATION** The property is prominently located on Blackfriars Road 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.

## ACCOMMODATION

### Ground Floor

|             |                    |
|-------------|--------------------|
| Retail Area | 27.0m <sup>2</sup> |
| Retail Area | 24.9m <sup>2</sup> |
| Retail Area | 17.8m <sup>2</sup> |
| Store       | 14.1m <sup>2</sup> |
| Store       | 5.1m <sup>2</sup>  |
| Store       | 6.7m <sup>2</sup>  |
| WC          | 1.4m <sup>2</sup>  |
| Total       | 97.0m <sup>2</sup> |

Garage 40.6m<sup>2</sup>

### First Floor

|        |                    |
|--------|--------------------|
| Office | 22.7m <sup>2</sup> |
| Office | 14.0m <sup>2</sup> |
| Office | 9.8m <sup>2</sup>  |
| Total  | 46.5m <sup>2</sup> |

Total Area ITZA 76.4m<sup>2</sup>

**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.

**TERMS** The property is offered For Sale Freehold with Vacant Possession upon completion.

**PARKING NOTES** The property is a short walk from Horsefair Public Car Park.

## RATES

Rateable Value (2026 List) £8,800

Small Business Rates Multiplier 2026/2027: 43.2p

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](mailto:nndr@angliarevenues.gov.uk)

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

**LEGAL COSTS** Each party will bare their own legal costs incurred in 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 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 was Granted Planning Permission for change of use from Retail (A1) to Hot Food Takeaway (A5) including installation of oven extract duct and fresh air intake duct on the 24<sup>th</sup> July 2014 under Planning Reference F/YR14/0396/F.

**DIRECTIONS** By car from our office on South Brink, head North along Nene Quay and take the exit for Churchill Road on the Freedom Bridge Roundabout. Follow Churchill Road then turn right onto Church Terrace, then immediately right onto Falcon Road. Follow Falcon Road round and the property will be on your left.  
What3Words: ///skirting.walled.pack

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 9<sup>th</sup> July 2026



MAXEY  
GROUNDS



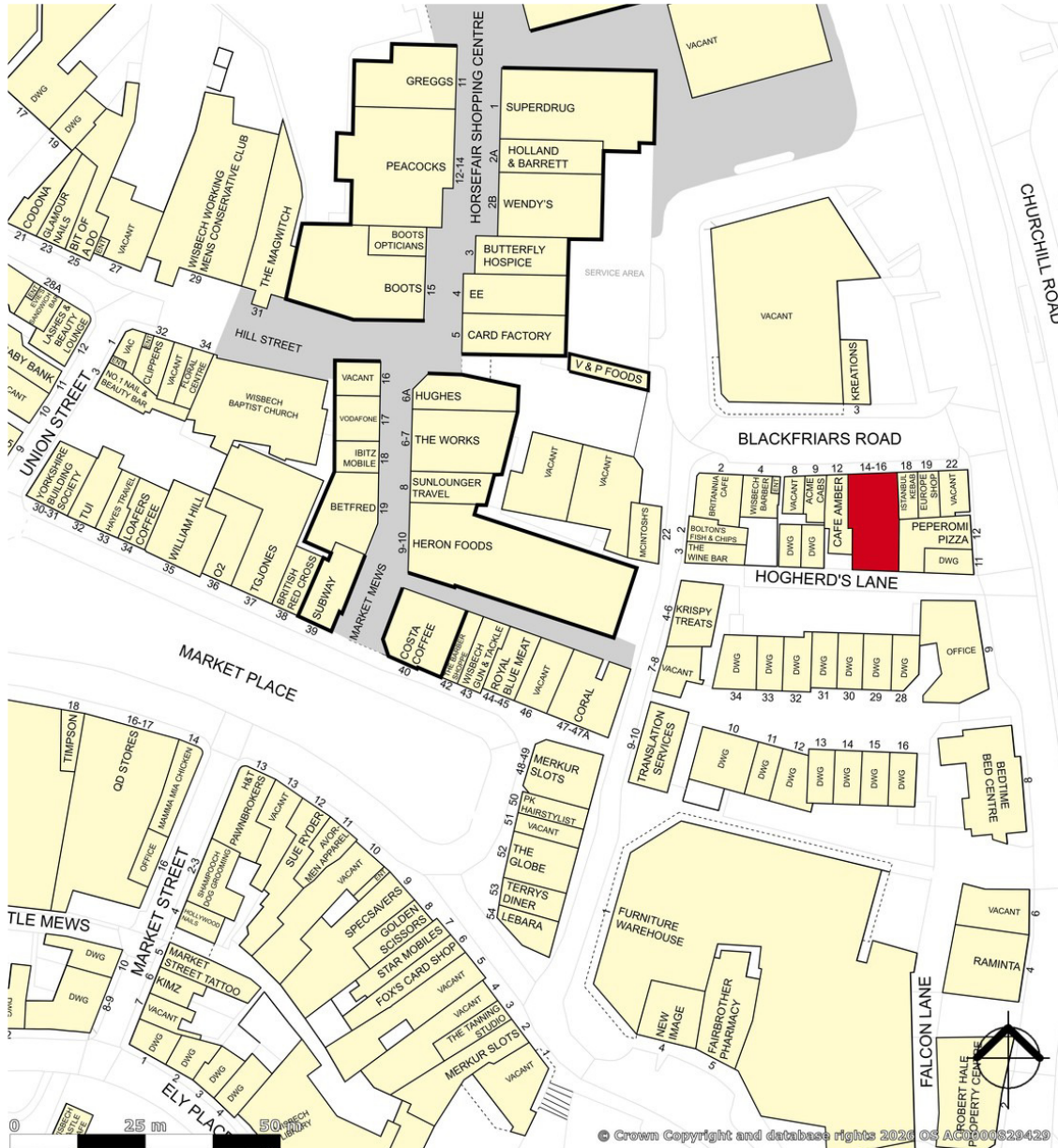


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For Identification Purposes Only – Do Not Scale

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.

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