



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

## £240,000



Ref: 25101E

### **5 & 6 York Row, Wisbech, Cambridgeshire PE13 1EF**

An established pair of Grade II Listed office buildings in the historic quarter of Wisbech extending to approximately 499.1m<sup>2</sup> Gross Internal Area and considered suitable for a range of commercial or residential uses subject to obtaining the necessary planning and Listed Building consents.





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### LOCATION

The 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 nearby, have featured in films. The property occupies a prominent position within The Crescent and benefits from additional pedestrian access from Ghost Passage.

Wisbech has a population of around 30,000 and is situated on the A47 and A1101, lying approximately 10 miles north of March, 25 miles east of Peterborough and 35 miles north of Cambridge. The town lies within easy reach of the popular north Norfolk coast.

### DESCRIPTION

The property comprises two buildings which have been interconnected internally. 5 York Row is a former terraced residential property believed to date from 1797 and is of solid brick construction under slate covered roofs with two storey projections to the rear. 6 York Row dates from 1877 and is of solid brick construction under a pitched slate roof. Part of the property extends over Ghost Passage.

Internally the accommodation is cellular in nature and arranged over basement, ground and two upper floors with a small amount of space within the roof space of 5 York Row. The basements provide basic storage accommodation. The ground floor comprises Entrance Lobby and Office/Reception Area, four Offices, Strong Room, WCs, Kitchen and Store Room. Two staircases provide access to the first floor which comprises Board Room, seven Offices and WCs. The second floor accommodation comprises an additional six

Offices and Store Room. The roof space provides two Store Rooms.

### ACCOMMODATION

Net internal areas as follows:

Basements	119.0m <sup>2</sup>	(1,280ft <sup>2</sup> )
Ground Floor	116.6m <sup>2</sup>	(1,255ft <sup>2</sup> )
First Floor	117.1m <sup>2</sup>	(1,260ft <sup>2</sup> )
Second Floor	118.7m <sup>2</sup>	(1,278ft <sup>2</sup> )
Roof Space	27.8m <sup>2</sup>	(299ft <sup>2</sup> )

Total Gross Internal Area 499.1m<sup>2</sup> (5,372ft<sup>2</sup>)

### OUTSIDE

Small gravelled "garden" area to the rear with pedestrian access to Ghost Passage.

### SERVICES

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

Gas-fired central heating with air conditioning to some areas. Fluorescent lighting and carpeting with period features throughout including some attractive tiled floors.

The property is offered For Sale freehold, with Vacant Possession upon completion of the purchase.

### RATES

Rateable Value (2023 List): £32,000

Small Business Multiplier 2025/26 49.9pin the £

Please note this assessment includes 8 York Row.



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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 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 [ndnr@angliarevenues.gov.uk](mailto:ndnr@angliarevenues.gov.uk)

## VAT

We are advised 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 costs in relation to the transaction.

## VIEWINGS

For an appointment to view apply to the Joint Selling Agents

Alan Faulkner  
01945 428830

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



Julian Welch  
01733 556496

[julian.welch@eddisons.com](mailto:julian.welch@eddisons.com)



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.

## PLANNING

The current use of the property is long standing and believed lawful and falls within Use Class E(g)(i) as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is Grade II Listed.

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 of the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 [info@fenland.gov.uk](mailto:info@fenland.gov.uk)

## DIRECTIONS

From our South Brink offices pass Alexandra Road and proceed east along Bridge Street. Continue on into York Row where the property can be found on the right hand side. What3Words: ///torch.consumed.irritated

**EPC RATING** BAND TBA

**PARTICULARS PREPARED** 16<sup>th</sup> May 2025



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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.