

Wisbech - 108a Norfolk Street, Cambridgeshire PE13 2LD  
Takeaway/Cafe to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Wisbech - 108a Norfolk Street, Cambridgeshire PE13 2LD

## Takeaway/Cafe to Rent



### Property Features:

- Comprises ground floor takeaway with full commercial kitchen and large basement
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located within the heart of Wisbech, which is the third largest town in Cambridgeshire, with occupiers nearby including Post Office, JD Wetherspoon, Barber, Convenience Store and more.

### Property Description:

Comprises ground floor takeaway shop with large basement, providing the following accommodation and dimensions:

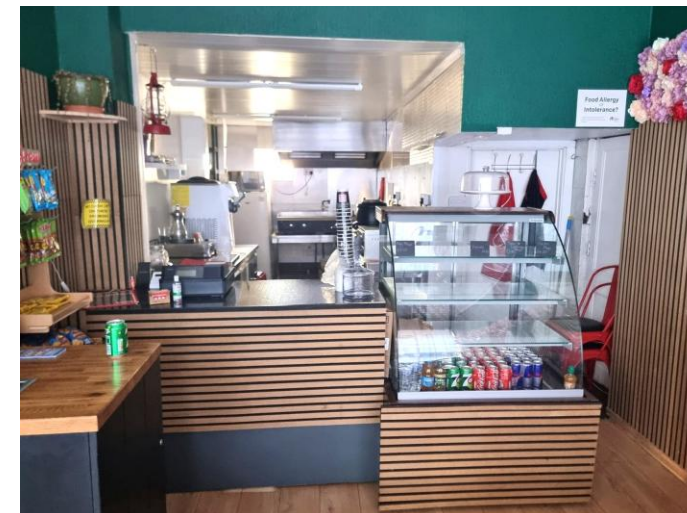
Ground Floor: 47 sq m (505 sq ft)

Open plan retail, kitchen, storage

Basement: 110 sq m (1,184 sq ft)

Ancillary, storage, wc

Total area size: 157 sq m (1,689 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £130 per week (PCM: £563.33)

Deposit: £1,690 (3 Months)

### Rateable Value:

Rateable Value - £5,700 p.a.

Rates Payable - £0\*

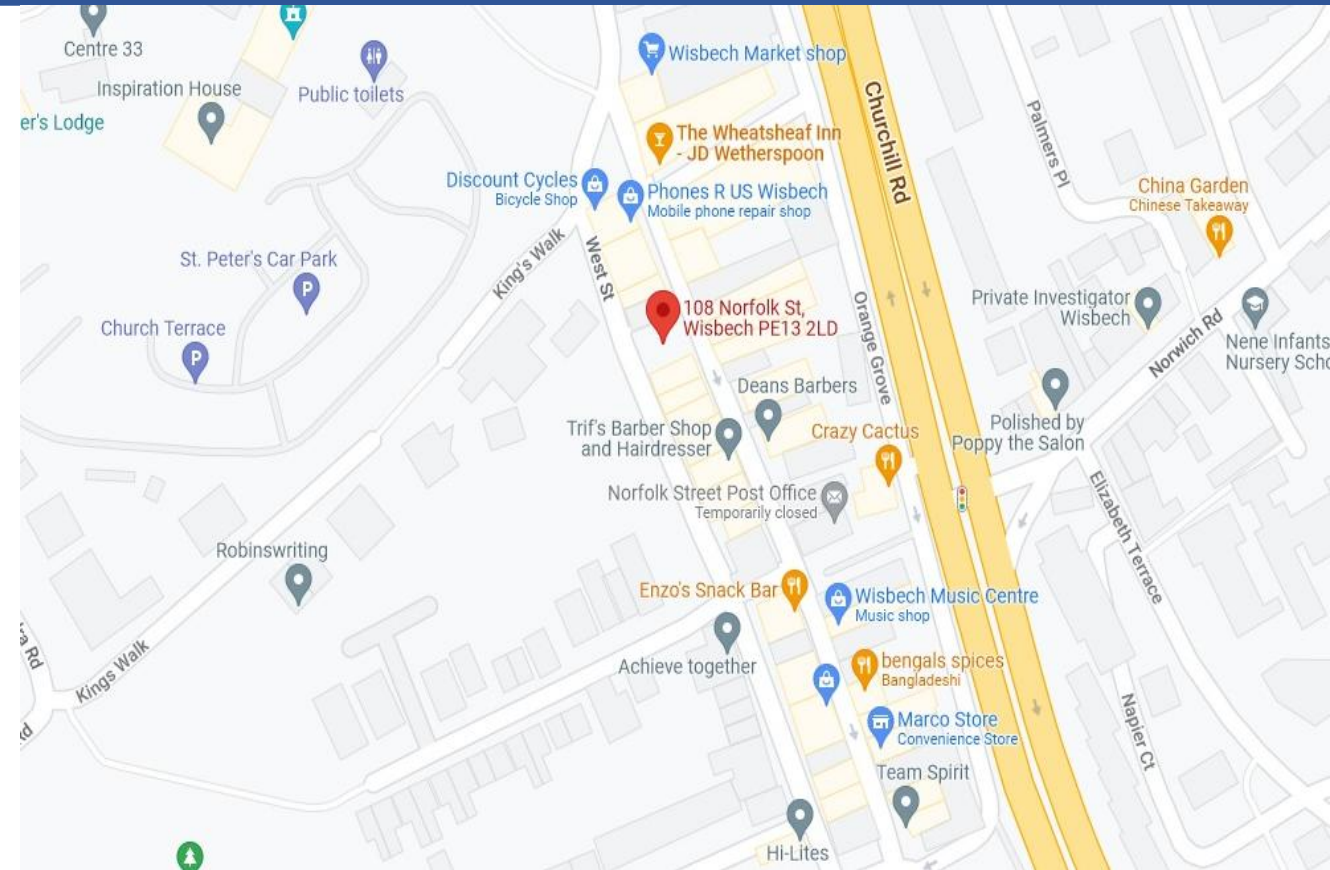
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.

### Location:

Wisbech is the third largest town in Cambridgeshire, after Cambridge and St Neots. The property is situated on the west side of Norfolk Street, to the north of its junction with St Peter's Road. Located within the heart of Wisbech, it benefits from easy access to a range of facilities.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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