

Wisbech

36/37 Market Place Cambridgeshire PE13 1DL

- **Freehold Shop Investment**
- Comprises 2 shops
- Larger shop let to WH Smith plc
- Well located in this popular town
- VAT not applicable
- Rent Review and Reversion in 2018
- Total Current Rents Reserved
£55,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Wisbech, with a population of some 25,000, is an attractive Fenland market town situated on the River Nene and located some 13 miles south-west of King's Lynn and 21 miles east of Peterborough, both of which are within easy reach via the A47 which also provides links to the A1.

The property is situated in the heart of the town centre fronting the busy and popular Market Square close to the entrance to The Horsefair Centre. Occupiers close by include William Hill, British Red Cross, Santander, H Samuel, Poundland and Costa.

Description

The property is arranged on ground and one upper floor to provide two shop units. The larger unit, let to WH Smith, benefits from ancillary accommodation at first floor level which runs over both units.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

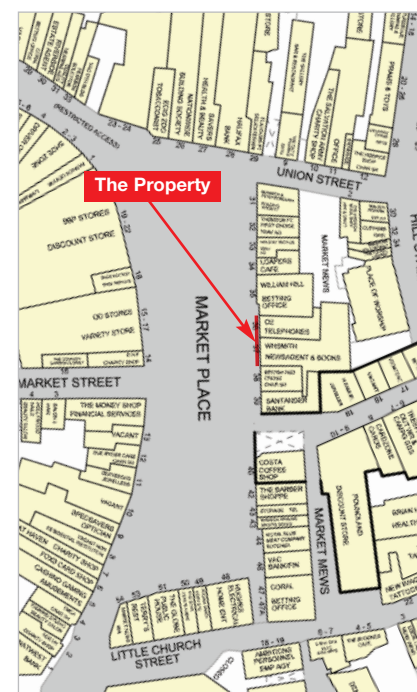
No. 36 EPC Rating 101 Band D

No. 37 EPC Rating 141 Band F (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36	East Midlands Communications Limited (t/a O2)	Gross Frontage 5.75 m Net Frontage 4.9 m Shop Depth 11.35 m Built Depth 15.25 m	(18' 10") (16' 1") (37' 3") (50' 0")	10 years from 02.05.2013 Rent review in the 5th year FR & I Tenant break option 01.05.2018	£18,500 p.a. Rent Review 2018
37	WH Smith plc (1)	Gross Frontage 8.2 m Net Frontage 7.15 m Shop & Built Depth 24.3 m First Floor 182 sq m	(26' 10") (23' 6") (79' 8") (1,959 sq ft)	5 years from 08.02.2013 FR & I	£37,000 p.a. Reversion 2018

(1) For the year ended 31st August 2013, WH Smith plc reported a turnover of £1.186 billion, a pre-tax profit of £108 million and a net worth of £47 million. (Source: Experian 05.03.2014.)

Total £55,500 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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