

Wisbech Rift Bar The Case Horsefair Centre Cambridgeshire PE13 1AR

- **Freehold Leisure Investment**
- Town centre location near a 1,000 space car park
- Let on a lease expiring 2032 with no break clause
- Rental increase at 2017 rent review
- Total Current Rent Reserved
£52,000 pa



Tenure
Freehold.

Location
Wisbech, with a population of some 31,000, is an attractive Fenland 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 located on the east side of Horse Fair, adjacent to the Horsefair Shopping Centre (the principal retailing area) and close to one of the town centre's public car parks (with some 1,000 spaces) and the main bus station. Occupiers close by include Boots, Peacocks, Superdrug, New Look, Argos (adjacent), Greggs, EE, Holland & Barrett and Costa Coffee.

Description
The property is arranged on ground and one upper floor to provide a public house with kitchen on the ground floor. The first floor provides customer WC facilities, ancillary/storage accommodation and a manager's flat. In addition, there is a patio area providing additional customer seating.

The property provides the following accommodation and dimensions:

Ground Floor	440 sq m	(4,736 sq ft)
First Floor (Ancillary/Storage)	200 sq m	(2,153 sq ft)
First Floor (Customer WCs)	75 sq m	(807 sq ft)
First Floor Flat – Three Rooms, Kitchen, Bathroom (Not inspected)		

Tenancy
The entire property is at present let to UKPM (WISBECH) LIMITED for a term of 25 years from 30th March 2007 at a current rent of £52,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease is guaranteed by three companies: UKPM (Cardiff) Limited, UKPM (Workington) Limited and UKPM (Chester-le-Street) Limited.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 67 Band C (Copy available on website).

