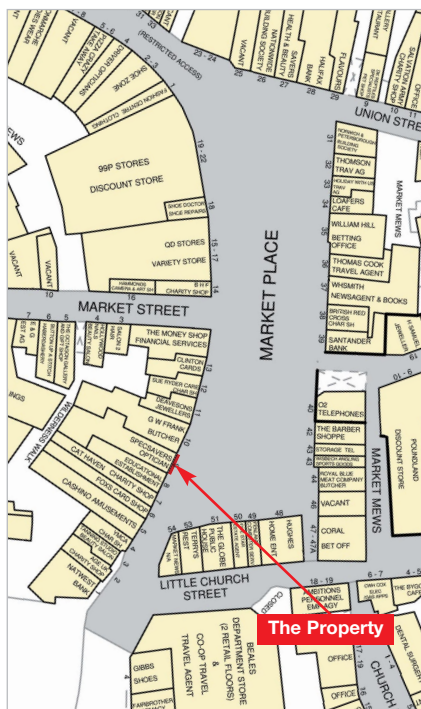


Wisbech **9 Market Place** **Cambridgeshire** **PE13 1DT**

- **Attractive Freehold Shop Investment**
- **Pedestrianised town centre location**
- **Let to Specsavers Optical Superstore Limited**
- **Lease expiring 2023 (no breaks)**
- **Rent Review 2018**
- **Current Rent Reserved**

£26,250 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 town centre in the main pedestrianised thoroughfare of Market Place.

Occupiers close by include O2, Coral, NatWest Bank, Santander, Sue Ryder, W H Smith, YMCA, Age UK and The Money Shop.

Description

This attractive property is arranged over basement, ground and two upper floors to provide a ground floor shop unit with ancillary staff and storage accommodation in the basement, together with ancillary storage on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 4")
Net Frontage	5.90 m	(19' 4")
Shop Depth	27.05 m	(88' 9")
Built Depth	28.80 m	(94' 6")
Basement (part) – Not Inspected		
Basement (part)	53.4 sq m	(575 sq ft)
First Floor	52.0 sq m	(560 sq ft)
Second Floor	60.0 sq m	(645 sq ft)

Tenancy

The property is at present let to SPECSAVERS OPTICAL SUPERSTORES LIMITED for a term of 20 years from 19th May 2003 at a current rent of £26,250 per annum, exclusive of rates. The lease provides for a rent review on 19th May 2018 and contains full repairing and insuring covenants. Please note that there is a Schedule of Condition in respect of the basement level.

Tenant Information

No. of Branches: 1,600 + branches nationwide.

Website Address: www.specsavers.co.uk

For the year ended 29th February 2012 Specsavers Optical Superstores Limited reported a turnover of £378,438,000, a pre-tax profit of £21,265,000 and a net worth of £94,909,000 (Source: riskdisk.com 08/02/2013).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D.

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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