



01553 778068 | KingsLynnCommercial@Brown-co.com



Unit 1, Cromwell Road, Wisbech PE14 0RG **TO LET £63,000 Pax**

Prominent Trade Counter Premises

- Highly Visible
- Well Presented
- Ample Parking
- Good Road Links

614.9 sq m (6,620 sq ft)

Location

The property is located on the western side of Cromwell Road south of Wisbech Town Centre and north of the A47, which forms the retail hub of the town. Lidl and Tesco Extra are represented along with Belgrave Retail Park (Halfords, Dunelm, Currys/PC World, Carpetright and Pets at Home) Wickes and Farmfoods. Screwfix and KFC lie adjacent to the property.

Wisbech is a traditional Fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000 has a range of shopping facilities, primary and secondary schools and local amenities.

From Kings Lynn direction at the A47 roundabout take the second exit. At the next roundabout turn right onto Cromwell Road. The property will be found along on the left hand side just after passing the Tesco Extra and Screwfix - next door to KFC.

Description

The property is highly visible from the road and comprises a well presented roadside trade counter unit in the popular Cromwell Road Trading area. The main showroom has good natural light, double customer access doors and full height display windows with a roller shutter door offering ease of loading, whilst the warehouse/storage area has an additional 5m roller shutter.

Accommodation

The property has the following (approximate) floor area:

	m ²	ft ²
Main Showroom		
Plus Disabled Cloakroom		
Warehouse/Storage		
Plus Offices, Store, Cloakrooms and Kitchen		
Overall	614.9	6,620

Services

Mains water, electricity and drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Rateable Value 2023/24	£39,750
Rates Payable	£19,835.25

Terms

The property is offered to let on a new full insuring and repairing lease for a term by arrangement.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC

The property has an EPC rating of a C.

Viewing

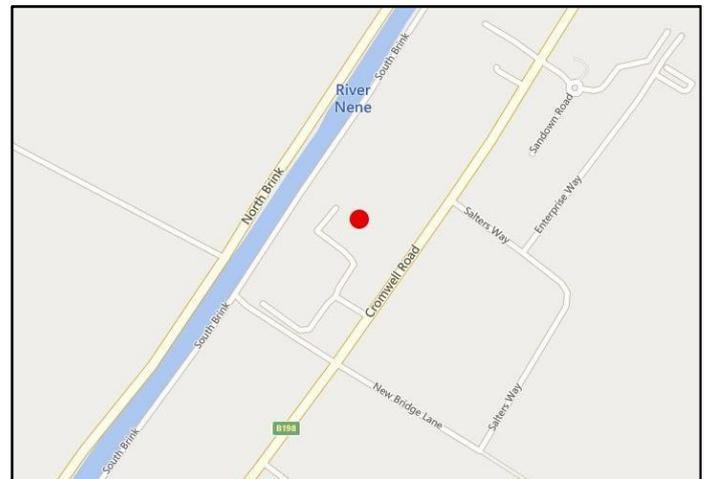
Strictly by appointment with the Letting Agent.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

Allison Richardson

01553 778068
Alison.richardson@brown-co.com



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