

LEISURE

TO LET

UNIT 1 CROMWELL
LEISURE PARK,
CROMWELL
ROAD, WISBECH,
CAMBRIDGESHIRE
PE14 0RG

2,945 sq ft
273.59 sq m

- Rent: £53,000 Per Annum Exclusive
 - Outside Seating
 - Free Parking
 - Incentives Available
-

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LOCATION

Wisbech is located in the district of Fenland and the county of Cambridgeshire. Nearby towns include King's Lynn (14 miles), Spalding (21 miles), and Peterborough (23 miles). Cromwell Road Leisure Park is located on the south side of Wisbech and directly fronts the B198 Cromwell Road.

The site is opposite the new Wisbech Retail Park

DESCRIPTION

Cromwell Road Leisure Park is located on the south side of Wisbech on the B198 and a short distance from the junction with the A47. The park is anchored by a 97,000 sq ft Tesco Extra store and the scheme also includes The Light cinema, Prezzo and Pure Gym.

The property comprises a ground floor restaurant unit finished to shell specification ready for a in going tenants fit out.

ACCOMMODATION

Measurements have been taken from floor plans on a Gross Internal Area.

Name	Size
Unit 1	2,945 sq ft (273.59 sq m)
Total	2,945 sq ft (273.59 sq m)

PLANNING USE

We understand the property has planning consent for A3 Restaurant Use.

We would advise any party to seek planning advice on the Use Class of the property prior to the letting.

TERMS

The property is available on a new fully repairing and insuring lease.

The rent is exclusive of business rates, electricity & insurance.

RENT

£53,000 per annum exclusive

SERVICES/SERVICE CHARGE

Any equipment within the property has not been tested by ourselves and it is the responsibility of the in going tenants to satisfy themselves as to their working order.

Details of the service charge is available on request.

RATEABLE VALUE

Current: £68,000
Rates Payable: £34,816

Interested parties are advised to confirm their estimated business rates by contacting the Local Authority.

EPC

C (75)

LEGAL COSTS

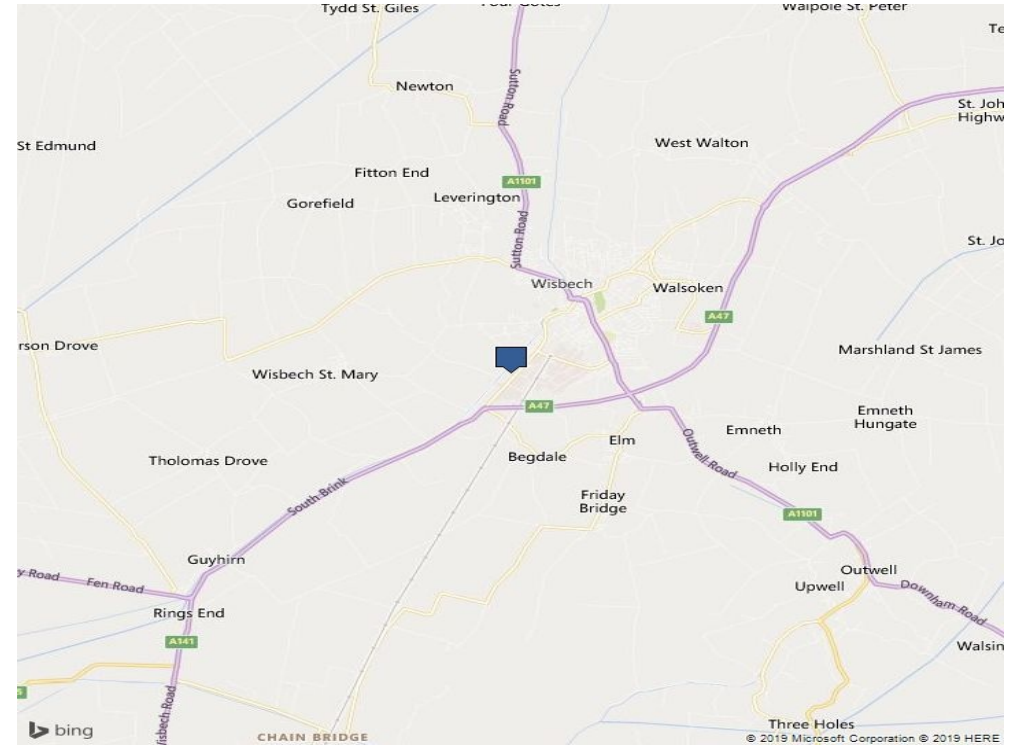
Each party is responsible for its own acquisition costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.



CONTACT

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