

01553 770771 | kingslynn@brown-co.com



## **WISBECH RETAIL PARK, CROMWELL ROAD**

Wisbech, PE14 0SL

**TO LET On Application**

Prominently situated Retail Premises

- Units to Let in premier 84,000 sq ft Retail Development
- Existing Traders include B & M Homestore, Sports Direct, Iceland and Pound Stretcher
- Adjacent Operators: Wickes, Farmfoods, Screwfix, Lidl and Tesco (110,000 sq ft)
- Highly prominent trading position only 1/2 mile from A47 on main route into town centre

**634.79 sq m (6,833 sq ft)**

## Location

Wisbech Retail Park is located on the eastern side of Cromwell Road 1.3 miles south of Wisbech Town Centre and ½ mile north of the A47, which forms the retail hub of the town. Lidl, and Tesco Extra (110,000 sq ft) are represented along with Belgrave Retail Park (Halfords, Dunelm, Currys/PC World, Carpetright and Pets at Home), Wickes and Farmfoods. Screwfix lie opposite and there are also KFC and McDonalds Drive-Thru's together with Prezzo's and Frankie and Benny's next to Tesco.

Wisbech is an historic north Cambridgeshire town, known as 'the Capital of the Fens' with a population of 36,000 within a 10 minute drive time, 100,000 within 20 minutes and 268,000 within half an hour.

From the Town Centre, proceed along South Brink into Cromwell Road and Wisbech Retail Park will be found on the left at the traffic lights junction with Sandown Road. From the A47 turn north into Cromwell Road from the roundabout and Wisbech Retail Park will be found on the right before the junction with Weasenham Lane.

## Description

Wisbech Retail Park comprises a development of 84,000 sq ft of retail space in 11 units set to the rear of a large customer car park (371 spaces) and with rear goods servicing from Enterprise Way.

Unit 3A is currently available comprising 635 sq m/6,833 sq ft shell unit awaiting fit-out to end-user specification.

## Accommodation

| Name         | sq m          | sq ft        |
|--------------|---------------|--------------|
| Overall      | 634.79        | 6,833        |
| <b>Total</b> | <b>634.79</b> | <b>6,833</b> |

## Services

Mains water, electricity, gas 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

Tenants are advised to contact the Local Authority in order to confirm the amount payable.

|                |            |
|----------------|------------|
| Rateable Value | £51,500    |
| Rates Payable  | £25,389.50 |

## Terms

The property is offered to let on a new lease on terms to be agreed.

## 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 Rating

The property has an EPC Rating C.

## Viewing & Further Information

Strictly by appointment with the joint sole letting agents:

### Brown & Co

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

### John Weston

01553 778061  
[john.weston@brown-co.com](mailto:john.weston@brown-co.com)



### Avison Young

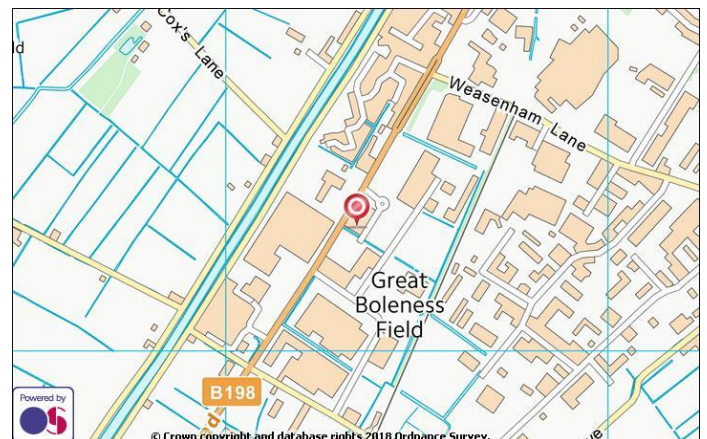
Heathcoat House  
20 Savile Row  
London  
W1S 3PR

### Mark Phelps

020 7317 3773  
[mark.phelps@avisonyoung.com](mailto:mark.phelps@avisonyoung.com)



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