

OFFICES

FOR SALE



5 & 6 York Row, Wisbech  
PE13 1EF

Eddisons



# 5 & 6 YORK ROW

WISBECH, CAMBRIDGESHIRE PE13 1EF



Agreement

For Sale



Detail

OFFICES



Price

£240,000



Size

499.13 sq m (5,372 sq ft)



Location

WISBECH PE13 1EF



Property ID

9E004 (2364)

**For Viewing & All Other Enquiries Please Contact:**



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Director

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Property

The property comprises two buildings that have been interconnected internally. 5 York Row is a former terraced residential property believed to date from 1797 and is of solid brick construction under slate roofs with two storey projections to the rear. 6 York Row dates from 1877 and is of solid brick construction under a pitched slate roof. Part of the property extends over Crescent Passage / Ghost Passage.

Internally the accommodation is cellular in nature and arranged over basement, ground and two upper floors, with a small amount of space within the roof space of 5 York Row.

The basements provide basic storage accommodation. The ground floor comprises an entrance lobby and ground floor office / reception area, four further offices and a strong room, WC's kitchen and store room. Two staircases provide access to the first floor which comprises a board room with 7 further offices and WC's. The second floor accommodation comprises an additional 6 offices and store room. The roof space provides two store rooms.

The property has gas fired central heating, with some areas being air conditioned, fluorescent lighting and carpeting. There are period features throughout including some attractive tiled floors.

Externally there is a small gravelled 'garden' area to the rear.

Accommodation

We note the following net internal floor areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
Basements	118.95	1,280
Ground floor	116.59	1,255
First floor	117.10	1,260
Second floor	118.73	1,278
Roof space	27.76	299
Total GIA	499.13	5,372

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Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses within Class E(g) (i) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:  
Description:  
Rateable Value:

Fenland District Council  
Offices and Premises  
The current rating assessment is £32,000 **however this includes 8 York Row** and the assessment will therefore need to be re-assessed in the event of a sale of 5/6 in isolation.

Further details on request.

Energy Performance Certificate

An EPC has been commissioned and will be made available on request.

Tenure

The property is available For Sale freehold with vacant possession on completion.

Price

£240,000 freehold with vacant possession, subject to contract

VAT

The property is NOT elected for VAT and therefore VAT is not payable in addition to the purchase price..

Listed Status

The property is Grade II Listed (List entry numbers 1228642 and 1331992)

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

The purchasers will be required to provide ID documentation in order to comply with Anti-Money Laundering legislation prior to solicitors being instructed.

## Location

Wisbech is a strong Fenland Market Town with a resident population in the region of 30,000 but with a wide hinterland catchment area. It is situated on the A47 and A1101 roads, approximately 10 miles to the north of March, 25 miles to the east of Peterborough and 35 miles to the north of Cambridge.

The property is situated on the south side of York Row, opposite its junction with High Street and Castle Street, and lies immediately to the south of the traditional town centre.

The immediately surrounding area is mixed use in nature and provides a range of office, retail and residential properties.









