P&F | Pepperdine & Freckingham

commercial sales & lettings

Former Pub with planning - Horsefair Street, Wisbech PE13 1AR

Detached Former Pub with planning for 6 flats and 1 commercial unit

Guide Price - £315,000 + VAT - Secure online Auction

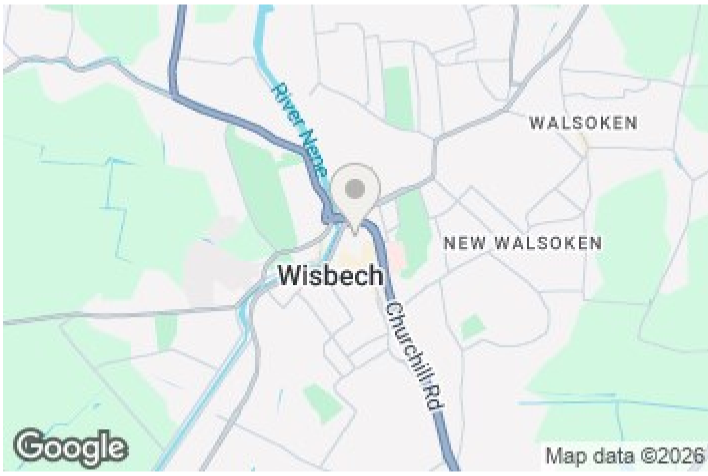
8,000 Sq Ft in total

- Former Pub with planning
- Mixed Residential and Commercial scheme
- 8000 sq ft over 2 floors
- 5 x 2 bedroom apartments & 1 x 3 Bed
- 1 commercial unit - 1,450 Sq Ft
- £315,000 Plus VAT - On Line Auction

Former Pub with planning - Horsefair Street, Wisbech PE13 1AR

Summary

Size - 8000 sq ft
Price - £315,000
Tenure - Freehold by secure online auction
VAT - Applicable
Planning - Granted for mixed Residential/Commercial Scheme
Legal Fees - Each party to bear their own costs
EPC - C (67)



Description

A 2-storey detached property formerly known as The Case being offered with planning consent for conversion to residential and commercial use granted in January 2024

Location

This opportunity is located within the attractive and prosperous Fenland town of Wisbech, boasting a population of 31,000 and is just 21 miles east of Peterborough and 13 miles away from Kings Lynn. This property is very close to the Horse Fair Shopping Centre and boasts masses of free car parking in the Horse Fair Car Park.
This is a high footfall area and is neighboured by companion businesses such as Boots, Peacocks, Superdrug, New Look, Argos, Greggs, EE, Holland & Co-operative Food.

Planning and Accommodation

Ground floor - 2 x 2 Bedroom Flats and a single commercial unit approx. 1450 sq ft.
First floor - 3 x 2 bedroom flats and 1 x 3 bedroom flat.

Planning reference number - F/YR24/3016/COND

Terms + Auction conditions

For sale freehold with vacant possession. The property is opted to tax and the purchase price will attract VAT.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Finance

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

Viewing and Further Information

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