

Former Milk & More Premises, Begdale Road, Elm, Wisbech PE14 0BE

Colliers

FOR SALE 3,996 sq ft on approx. 2.06 acres



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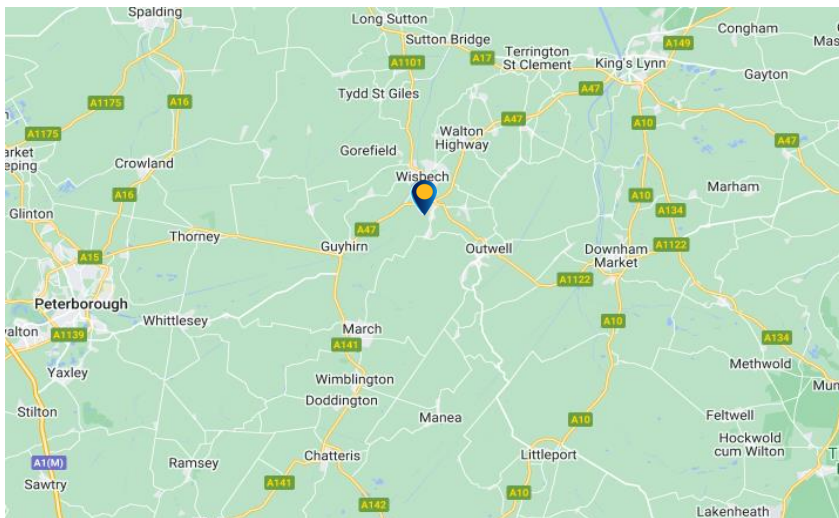
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Location

The subject property is located on Begdale Road within the rural village of Elm, south of the market town of Wisbech, Cambridgeshire. The property benefits from good access to the A47 trunk road, via Redmoor Lane to the West and Main Road to the East. The A47 provides access to Peterborough, approximately 21 miles to the West, and King's Lynn, approximately 15 miles to the North East.

The immediate area surrounding the subject property is predominantly farmland, including a Solar Farm and residential dwellings opposite. To the East is Elm Self Store and further Elm village centre. Whilst to the West is Little Ranch Leisure and Cobra Engineering UK.

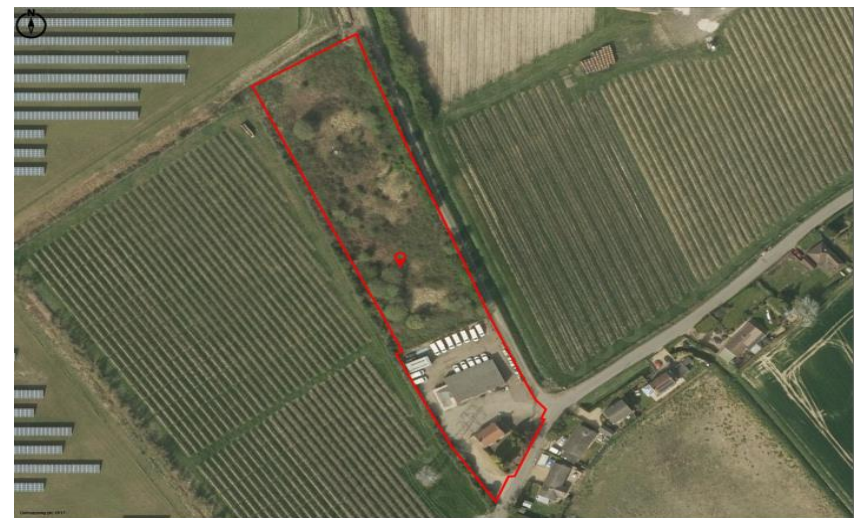


Description

The subject property benefits a total area of c.2.06 ac and consists of two parts. The front portion of the site measures c.0.62 ac and is currently utilised as a grocery distribution centre.

The site comprises a two-storey office, formerly a three-bedroom farmhouse, which is rendered and of a brick construction with a pitched clay pantile roof. Also, there is a part refrigerated warehouse of steel portal frame construction and a small garage. Furthermore, there is a lean-to with further storage and a canopy for loading vehicles and sufficient parking for c. 20 vans. There is a small garden to the front otherwise the yard is of concrete with a metal palisade fencing and two gates with an in-out entrance.

The rear of the site extends to c.1.44 ac and is currently undeveloped.

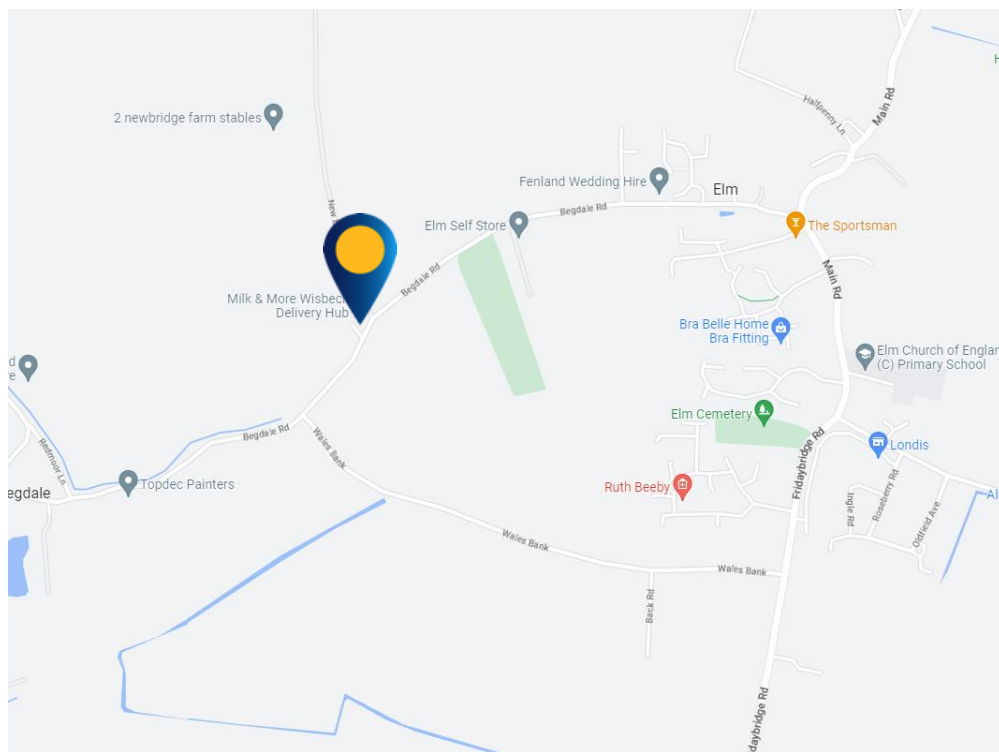


Floor Areas

The existing property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Main Industrial Facility		
Warehouse	2,034	189.00
Store	390	36.24
Ground Floor Office	795	73.90
First Floor Office	644	59.84
Garage	102	9.50
Total	3,966	368.48





Tenure

We are advised that the title is held Freehold under Title Number CB161481.

Planning

The site benefits from existing planning permission for B1, B2 and B8 uses. Potential for a change of use to residential subject to relevant planning permission. Interested parties are advised to make their own enquiries with the local council.

EPC

The existing building has an EPC rating of F-149 with full report available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Contact

For further information and arranging inspections, please contact the sole agents:

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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyer/funder/lessee.