

FULLY REFURBISHED TOWN CENTRE SHOP
Approx 1,163 sq ft with Basement Storage
TO BE LET ON A NEW LEASE



**39/41 High Street
Newmarket, CB8 8NA**

- Prominent High Street frontage
- Close to public car parking
- Clear rectangular open plan retail space
- Suspended ceiling and air conditioning
- Retail use within Class E of the new classes order—non-food uses preferred

39/41 High Street, Newmarket CB8 8NA

LOCATION

Newmarket is well known as the home of the horse racing industry and is located on the border of Cambridgeshire and Suffolk some 15 miles east of Cambridge and 13 miles west of Bury St Edmunds.

The town is located on the A1303 giving easy access to the A14 and A11 trunk roads with local roads further broadening the town's catchment area.

The property is located in the High Street next Wiggs Jewellers and within walking distance of the TK Maxx and The Guineas public car parks.

DESCRIPTION

The property consists of a fully refurbished, open plan retail unit over ground and basement floors with separate office, kitchenette and W.C facilities.

ACCOMMODATION

Ground Floor Retail Area: 1,163 sq ft
Basement Storage Area: 1,130 sq ft

**The basement area can only be used for storage purposes.*

All measurements should be checked on site.

LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

RENT

£25,000 exclusive of business rates and all other outgoings, payable quarterly in advance by banker's standing order on the usual quarter days.

RATES

To be reassessed. Interested parties to speak to the agents for revised estimates of the business rates.

All interested parties should check these figures with the local authority.

VAT

All figures are quoted exclusive of VAT.

USE

Having previously been a class A1 use in the Use Classes Order the premises will now fall within the shops section of Class E in the new Use Classes Order. No food uses will be permitted.

EPC

Band C—63

LEGAL COSTS

All parties to pay their own legal costs.

POSSESSION

Immediate upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

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