



TO LET

4 High Street

Newmarket
Suffolk
CB8 8LB

335.83 sq ft (31.2 sq m)

- Available on a new direct lease
- Situated in a prominent High Street position
- Salon use

Description

A ground floor shop unit with a kitchenette, W.C. facilities and a small store room.

The shop may be let with its current salon fit out in situation on request.

Location

Newmarket is located 12 miles east of Cambridge and lies at the intersection of the A11 (London to Norwich) and the A14 (Ipswich and the Midlands). The town has a resident population of approximately 16,000 and a primary catchment population of around 81,000 and is internationally famous for its strong links to the horse racing industry. The town has a good range of local services and amenities.

The property is prominently located at the end of the High Street, close to the Clock Tower.

Accommodation

The premises comprise the below net internal areas:

Ground floor	335.83 sq ft (31.2 sq m)
Total	335.83 sq ft (31.2 sq m)

Planning

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457200.

Uniform Business Rates

The property has been entered into the VOA Rating List 2026 with a rateable value of £8,900 and therefore will benefit from full rates relief.

Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 743.

EPC

The property requires re-assessment.

Terms

The property is available on a new effectively full repairing and insuring lease, at a rent of £14,000 exclusive of VAT and other outgoings.

Vacant possession from the end of march.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

Tel: 01223 869632

Email: freddie.wootton@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.