



FOR SALE: MIXED USE INVESTMENT

Richmond House
127 High Street
Newmarket
CB8 9AE

5,411 sq ft (502.70 sq m)

- Prominent High Street location
- Excellent location close to shops, restaurants and other amenities
- 4 commercial units with 5 flats above.
- Current income: £ 79,450
- ERV: £ 85,650
- Guide Price: £1,250,000
- Reflects a net yield at the ERV of 6.43% (assuming purchasers costs at 6.5%)

Location

Newmarket is an internationally recognised town for its horse racing industry and is located in West Suffolk, around 14 miles east of Cambridge and 16 miles west of Bury St Edmunds. Newmarket has a strategic position within East Anglia, providing easy access to London, the Midlands, and the East coast ports. There are direct rail services to Cambridge, Bury St Edmunds and Ipswich.

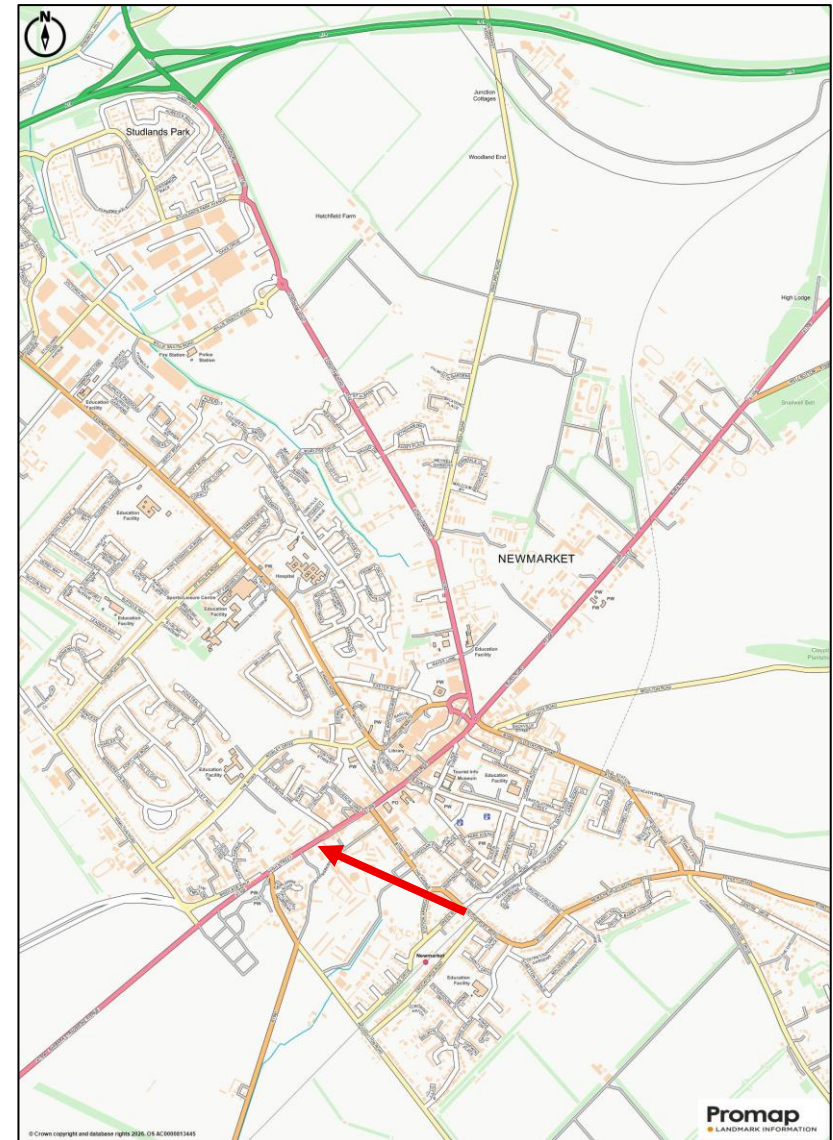
Richmond House is centrally located at the south-eastern end of the High Street, close to Tattersalls and a range of shops, pubs, restaurants and other local amenities.

Description

Richmond House is an attractive four storey building, which is split into commercial and residential space with office suites at ground and lower ground floor level and residential apartments at ground floor and on the floors above.

There is one available office suite, the remainder of the property is let. The available suite is on the lower ground floor level and has its own access (separate to the apartments) via an entrance at the side of the building. The office suites have shared WC and kitchen facilities located within the communal areas on the lower ground floor. The rear garden is not within the freehold title.

The property is connected to mains electricity, water and sewerage.



CHEFFINS



Tenancy Schedule

Unit	Description	Rent pa	Tenancy	Tenant	Approx. Gross Internal Area (sq ft)	Start	Expiry	Deposit	Comments
Office 1, Richmond House	Ground floor office	£13,750.00	Fixed term	Howden Group Services Limited	550.00	30/06/2025	29/06/2040	£3,437.50	
Office 2, Richmond House	Basement office	£4,200.00	Fixed term	Supporting Positively Limited	210.00	03/05/2025	02/05/2028	£900.00	
Office 3, Richmond House	Basement office	£4,800.00	Fixed term	Backup Data Limited	240.00	01/04/2026	31/08/2029	£1,200.00	
Office 4, Richmond House	Basement office	Quoting £6,200 pa	-	-	310.00	-	-	-	Vacant since 01/02/2026
Flat 1, Richmond House	3 Bedrooms	£13,200.00	Periodic	In occupation	1,011.81	23/03/2026		£1,269.00	
Flat 2, Richmond House	2 bedrooms	£11,400.00	Periodic	In occupation	936.46	27/03/2025		£1,038.00	
Flat 3, Richmond House	1 bedrooms	£11,100.00	Periodic	In occupation	742.71	02/01/2026		£1,067.00	
Flat 4, Richmond House	2 bedrooms	£10,500.00	Periodic	In occupation	775.00	01/04/2022		£836.00	
Flat 5, Richmond House	2 bedrooms	£10,500.00	Periodic	In occupation	602.78	05/08/2019		£807.00	
Total Rent pa		£79,450		Total Approx. Area	5,411				

Residential floor areas are based off the EPC measurements.

Energy Performance Certificate

	Grade	Expiry
Office 1	D (86)	06/04/2035
Office 2	Not Held	
Office 3	Not Held	
Office 4	Not Held	
Flat 1	E (41)	14/02/2036
Flat 2	D (63)	26/10/2034
Flat 3	D (57)	02/11/2035
Flat 4	E (42)	04/08/2029
Flat 5	E (48)	08/02/2029

Viewing and Further Information



Strictly through the sole agent, Cheffins:
Edward Dodson
Tel: 07747 637 503
Email: edward.dodson@cheffins.co.uk

Freddie Wootton
Tel: 07876 565 478
Email: freddie.wootton@cheffins.co.uk

Service Charge

The current commercial occupiers of the building are liable for a service charge which covers the maintenance and cleaning of common parts.

2025 Service Charge budget was £7,150

Terms

The property is available for sale freehold, subject to the occupational tenancies.

Guide Price: £1,250,000

A purchase at this price reflects a gross yield on the ERV (Estimated Rental Value) of 6.85% and a net initial yield of 6.43%, assuming purchaser's costs of 6.5%.

Access to the data room providing further background information is available on request.

The Property is not elected for VAT.

Legal Costs

Each party to bear their own legal cost.