

TO LET

PRIME RETAIL NEWMARKET

13b Wellington Street, CB8 0HT



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

Newmarket is a thriving Market Town on the Suffolk/Cambridge border, being the home of the British horseracing industry. The town has a population of 17,000 and is situated on the A14 trunk road 40 miles from Ipswich and 15 miles from Cambridge.

DESCRIPTION

The property is located on Wellington Street which is opposite the popular and busy Guineas Shopping Centre, and directly opposite the Market Square public car park.

This highly prominent shop has a large glass frontage, with parking and loading directly outside the shop and rear access with 1 private parking space.

USE

The property was most recently used as a funeral parlour, and would suit a number of medical uses, including vet, dentist and opticians (STPP). There is a cold storage room on the ground floor to the rear.

ACCOMMODATION

The property has the following approximate internal areas:

Frontage - 7.4m Width - 7.1m Depth - 12.4m

Grd floor 76.30sqm 821sqft

1st floor 14.32sqm 154sqft

TOTAL 90.62sqm 975sqft

RATES

The property has a Rateable Value of £18,750 (rates payable £9,356 21/22)

EPC

The property is rated Band E (107)

RENT

The Landlord is seeking **£22,000pa (+VAT)** for a new lease, terms to be agreed.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS

01986 872034

07973 235057

jonathan@fennel.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.

All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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AWAITING FLOOR PLANS



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