



5b Wellington Street
Newmarket, CB8 0HT





A ground floor lock up shop located just off Newmarket High street and close to retail, restaurant and other professional services.

New lease available at a rent of £14,000 per annum

Viewings by appointment

Rent: £14,000
per annum

Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge.

An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The property is a ground floor premises within a mixed use building, with glazed frontage, side entrance door approached via 4 steps from the pavement.

The property has a carpeted office area, suspended ceilings, fluorescent lighting, a WC, Tea preparation area and door leading to a communal space with door to the rear. There is electric heating.

LEASE

The unit can be used as offices, financial services etc. Prospective tenants will need to satisfy themselves with the local authority for other business uses. A new lease will be granted.

Service Charge

There is a service charge currently set at £402.36 per annum and an insurance charge currently set at £221.96 per annum.

The office measures as follows –

Ground floor 39.3 sq m (422.8 sq ft).

The rateable value is ££££££ and so the property qualifies for small business rate relief. This means that many (but not all) prospective occupiers will have no business rates liability. If any prospective occupier is in any doubt as to their liability for business rates they should check their individual position with West Suffolk District Council.

EPC TBC

Exterior Porch

Serving this property, a residential flat and the commercial premise to the right currently Farthings Dry Cleaners.

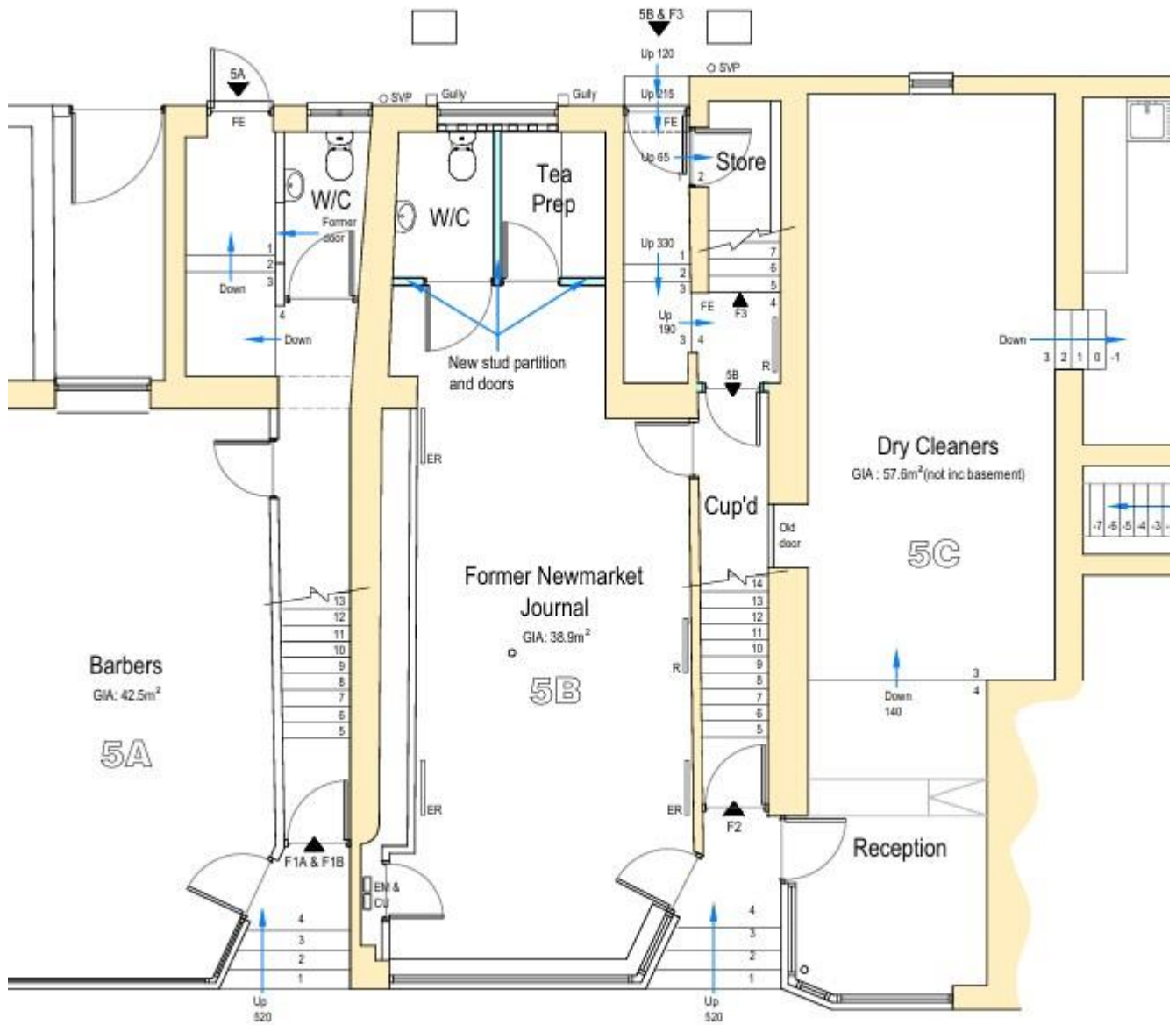
Shop 9.72m (31'11") max x 3.78m (12'5")

With a large window to the front, glazed entrance door, retail/office area.

Cloakroom

With low level wc and handbasin

Tea Preparation Area



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested