

01223 467155

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



112 HIGH STREET, NEWMARKET, CB8 8JP

Rent: £40,000 per annum

Size: 2,841 sq ft (264 sq m)

- Prominent self-contained unit on Newmarket High Street
- Modern fit-out
- Use class E (retail & office)
- Gross Frontage 6.08m (20ft)

LOCATION

Newmarket is located approximately 15 miles east of Cambridge and lies at the intersection of the A11 (London to Norwich) and the A14 (Ipswich and the Midlands). The town enjoys an international reputation as the headquarters of British Horse Racing and Breeding. In recent years Newmarket has experienced strong growth and expansion. The town has a good range of local services and amenities.

The property is prominently located on Newmarket High Street. Neighbouring occupiers include New Look, Café Nero, Post Office, Pizza Express, Toni & Guy, Boots, WHSmiths, Starbucks and is also in close proximity to the Guineas Shopping Centre.



DESCRIPTION

A self-contained retail unit which currently provides modern open-plan accommodation. The ground floor consists of an open plan sales area with a back office. Upstairs consists of storage space, a meeting room, WCs and kitchenette facilities. The property benefits from having air conditioning heating and cooling and from having an electric roller shutter to the front door and windows. There is rear loading facilities which is accessed off Wellington Street. There is pedestrian access into the rear of the shop. The property has potential for a variety of different uses under Class E of the Planning Use Classes Order 2020.

ACCOMMODATION

The property has the following approximate Net Internal Area:

Ground floor	1,582 sq ft (147 sq m)
First floor	1,259 sq ft (117 sq m)
Total	2,841 sq ft (264 sq m)



RATES

We understand from internet enquiries made via the VOA website that the property has a rateable value of £29,250. For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£40,000 per annum exclusive of VAT, service charge and all other outgoings.

LEASE TERMS

The property is immediately available on a new lease for a term by negotiation.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of E(117). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Joe Berry

Joseph.berry@eddisons.com

(01223) 467155 / 07977 231356

Ref: 181755

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For more information, visit eddisons.com

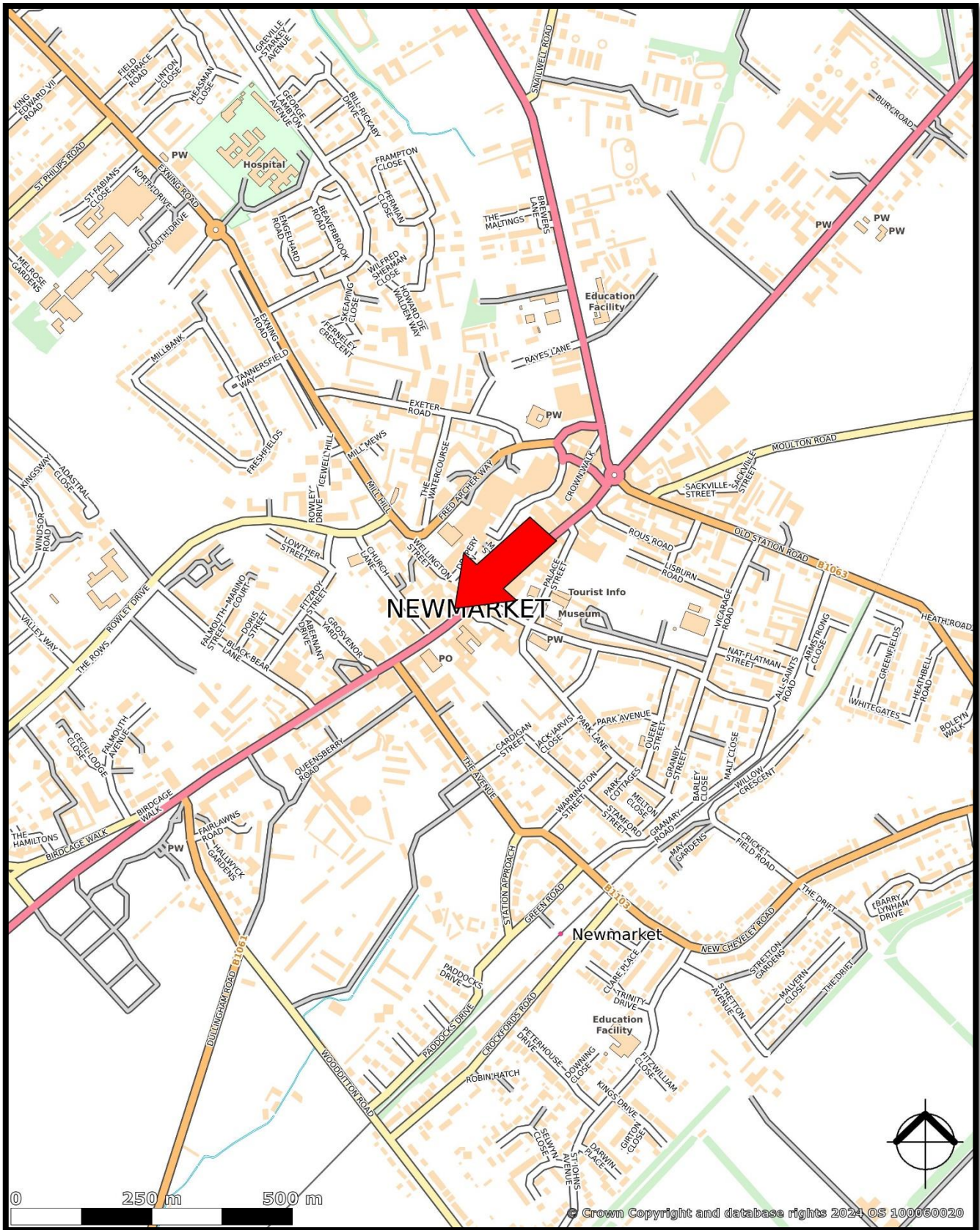
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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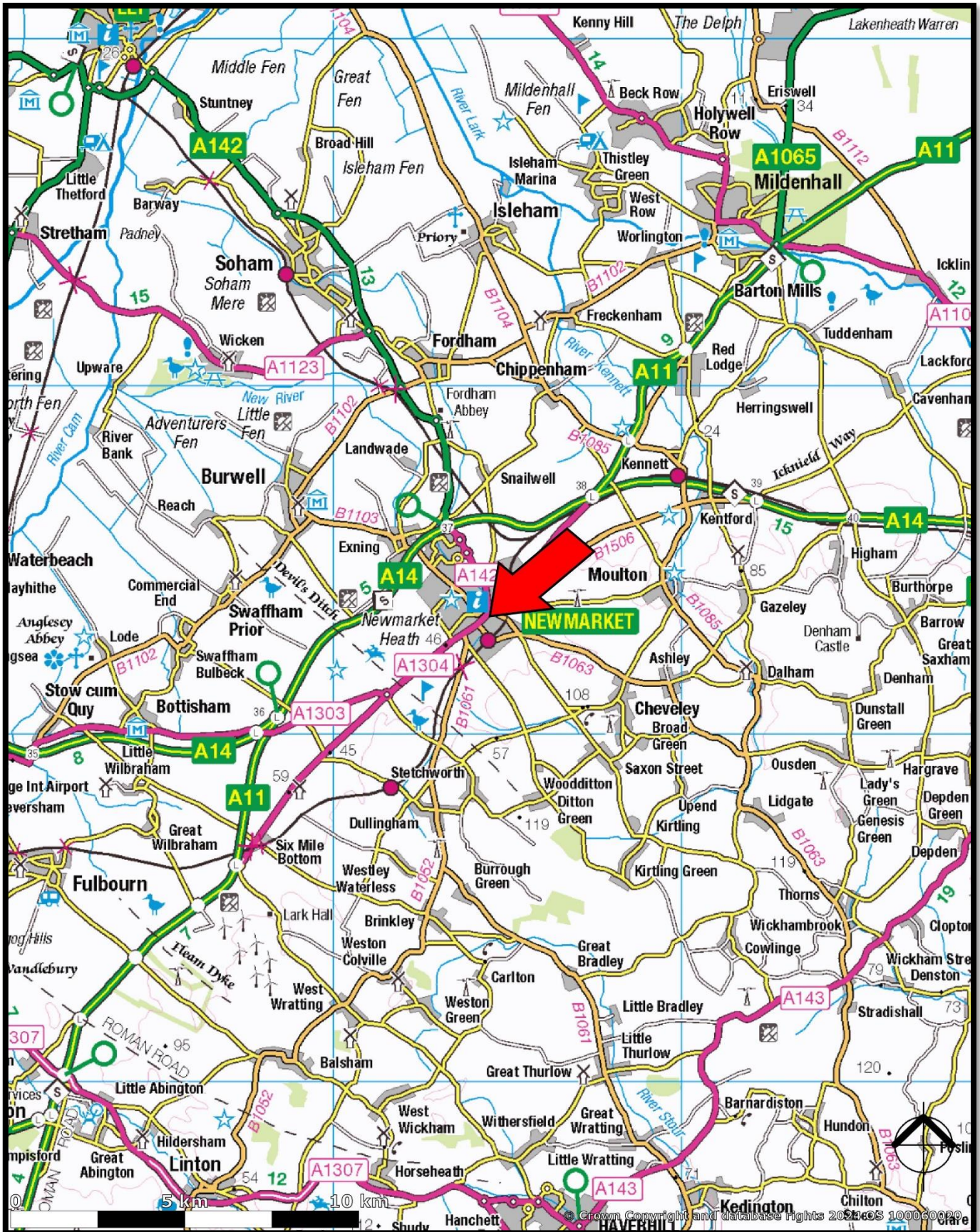
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