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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT G1, FRED ARCHER WAY,
NEWMARKET, SUFFOLK, CB8 8FF**

Rent: £25,000 per annum

Size: 920 sq ft (85 sq m)

- Prominent self-contained unit on busy road junction
- Close to High Street, Waitrose and Premier Inn
- Modern fit-out
- Immediately available on new lease

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 the junction of Fred Archer Way and Fordham Road and benefits from being in close proximity to the High Street, The Guineas shopping centre, Waitrose and the Premier Inn.



DESCRIPTION

A self-contained ground floor retail unit which currently provides open-plan seating accommodation at the front together with male and female WC's, bar servery and modern kitchen at the rear. 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 Gross Internal Area:

Unit G1 - 920 sq ft (85 sq m)

RATES

The property has a current rateable value of £17,000. Therefore, we estimate the rates payable to be approximately £8,483. However, interested parties are advised to make their own enquiries directly with the local council as to the amount they will pay.



RENT

£25,000 per annum exclusive of VAT, service charge and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

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.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. The current annual service charge is approximately £1,530.93.

EPC

The property has an EPC of C(72). 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:

240321

For more information, visit eddisons.com

T: 01223 467155

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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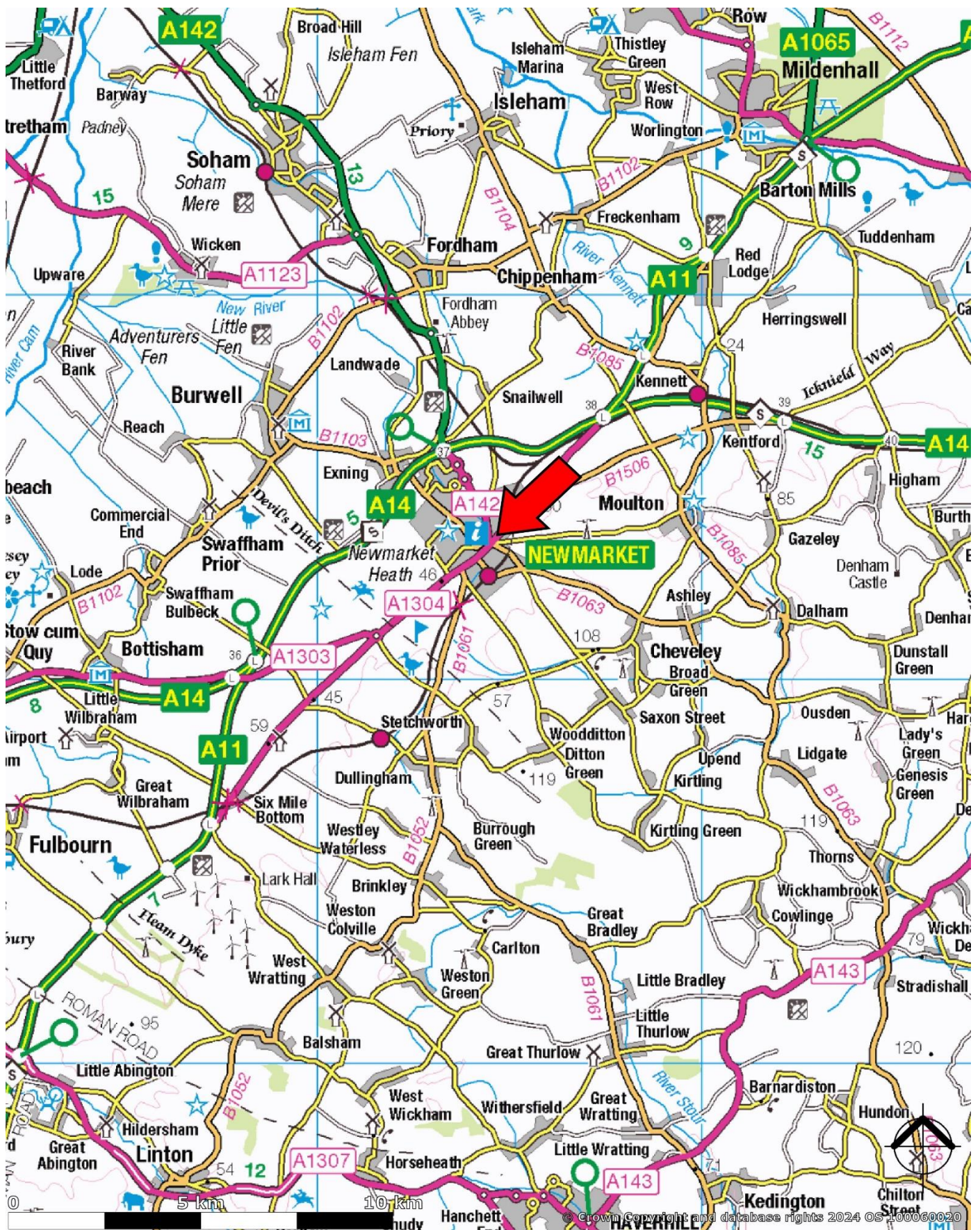
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