

01284 702655

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OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



FIRST AND SECOND FLOORS 53-57 HIGH STREET, NEWMARKET, SUFFOLK CB8 8NF

Rent on application

Size: 2,136sq ft (198.5sq m) GIA

- Town centre offices
- Versatile commercial space
- Close proximity to public car parks
- Proposed self-contained access

LOCATION

The property is located along Newmarket High Street (A1304) which is the main route through the town. The property sits midway along the High Street in a prominent position just opposite Market Street which leads through to the popular Guineas Shopping Centre. Nearby operators include Greggs, Yorkshire Building Society, W H Smith and Starbucks. Newmarket is a popular racing town situated along the A14.

DESCRIPTION

Prominent town centre offices arranged over first and second floors. The offices are situated above a retail unit which are due to be split from the retail and will provide self-contained office accommodation with a dedicated access directly from the High Street (STP). The first floor is cellular in layout and provides offices, kitchen and WCs. The specification includes carpet tiles, Cat II lighting and central heating. The second floor is arranged in two main rectangular sections and provides good open plan space.

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries to the relevant service providers.

ACCOMMODATION

First Floor	117.1sq m	1,260sq ft
Second Floor	81.4sq m	876sq ft

Total GIA **198.5sq m** **2,136sq ft**

All measurements are approximate prepared on a gross internal area basis.

RENT

Rent on application. We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

PLANNING

An application to provide separate self-contained access to the upper floors has been submitted to West Suffolk Council. Further details are available on West Suffolk Council's website under application reference: DC/23/0980/FUL.

RATES

For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 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 authority. The property will require reassessment if let in parts.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

EPC

The property has an EPC of D (98). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-
Eddisons incorporating Barker Storey Matthews,
Unit 12, Forbes Business Centre Kempson Way,
Bury St Edmunds, IP32 7AR

Contact:

Simon Burton simon.burton@eddisons.com
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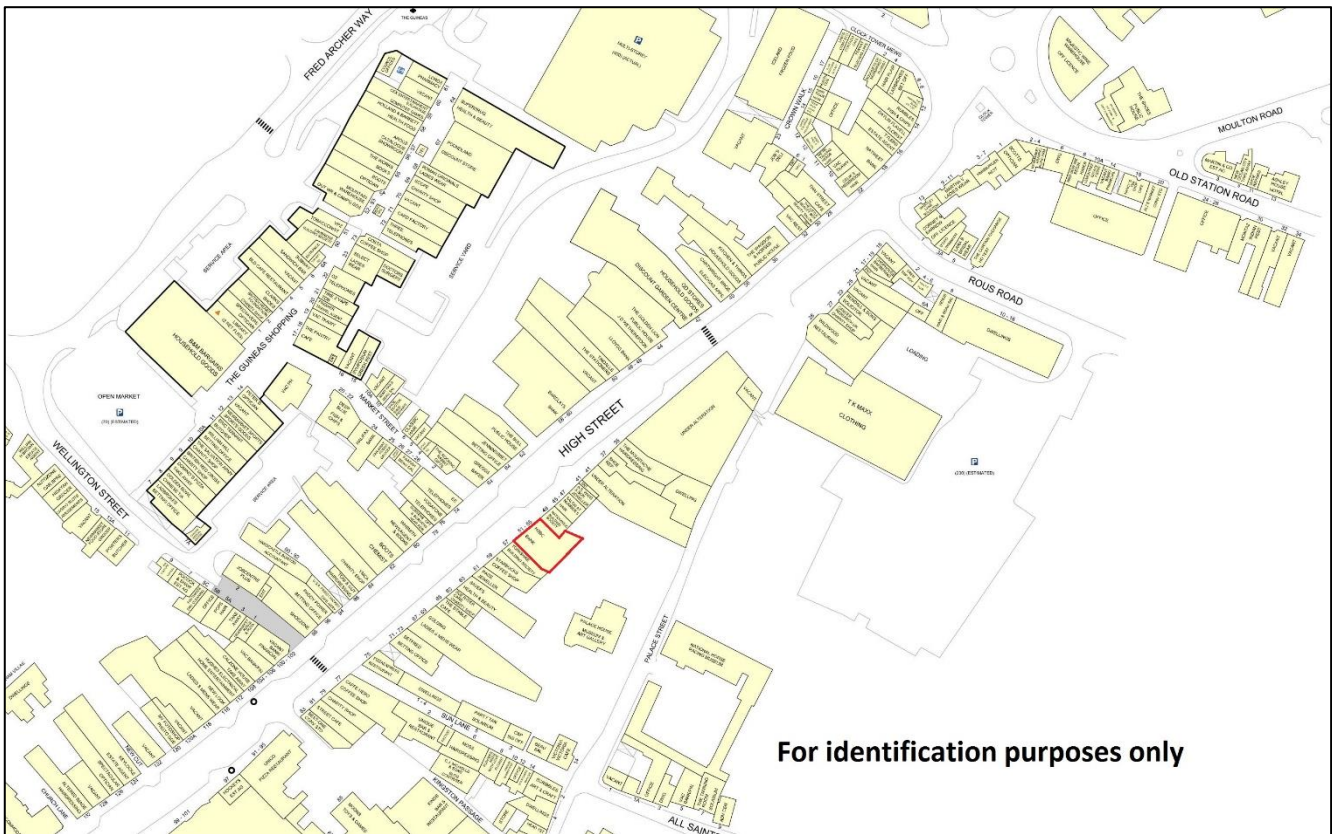
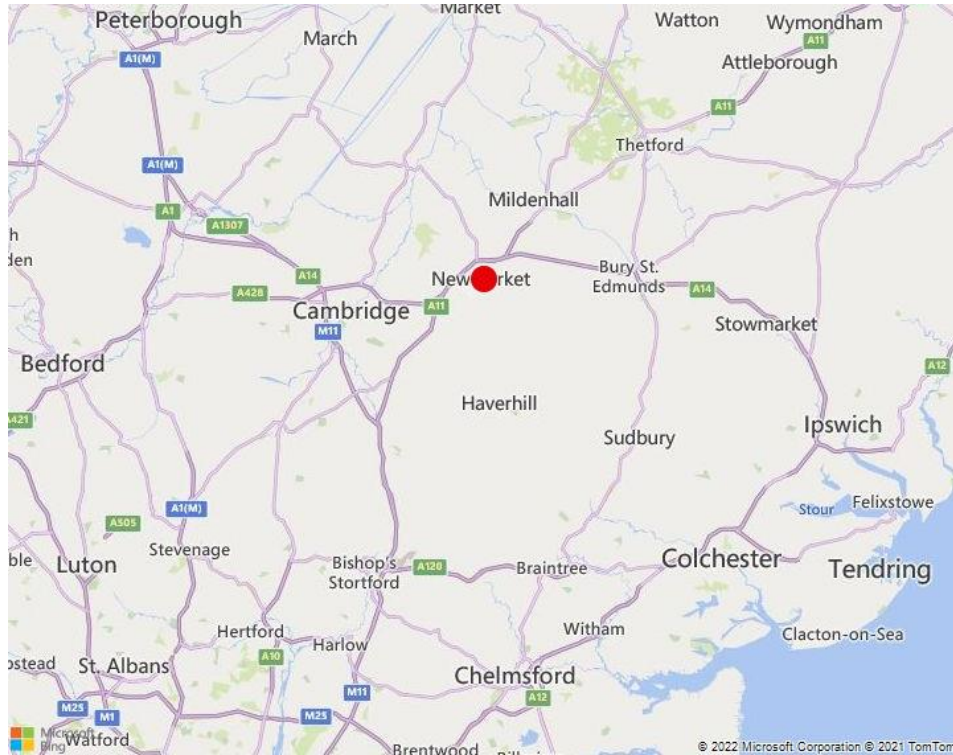
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Important Information

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