

01284 702655

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



GROUND FLOOR, 53-57 HIGH STREET, NEWMARKET, SUFFOLK CB8 8NF

Rent on application

Size: 2,365sq ft (219.76sqm) GIA

- Prominently positioned ground floor retail unit
- Proposal to extend ground floor and reconfigure frontage (STP)
- Close proximity to several public car parks
- Available on a new lease

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

The property is a prominently positioned ground floor retail premises of brick built construction with basement storage. There is a current proposal to extend the rear of the property and reconfigure the frontage which will make the property suitable for a variety of uses. The property has been stripped back pending a decision on the planning application and the specification of refurbishment is to be confirmed. The property benefits from high ceilings and would lend itself to a variety of retail, restaurant and hospitality uses.

SERVICES

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

ACCOMMODATION

Ground Floor (proposed)	173.9sq m	1,871sq ft
Basement	45.86sq m	494sq ft

Total GIA	219.76sq m	2,365sq ft
Approximate ITZA	96.99sq m	1,044sqft

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 reconfigure the ground floor providing separate access to the upper floors and a rear extension of the ground floor.

Further details are available on West Suffolk Council's website under application reference: DC/23/0980/FUL.

RATES

The property will need to be re-assessed. 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.

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
Steven Mudd	steven.Mudd@eddisons.com

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Ref: 158389

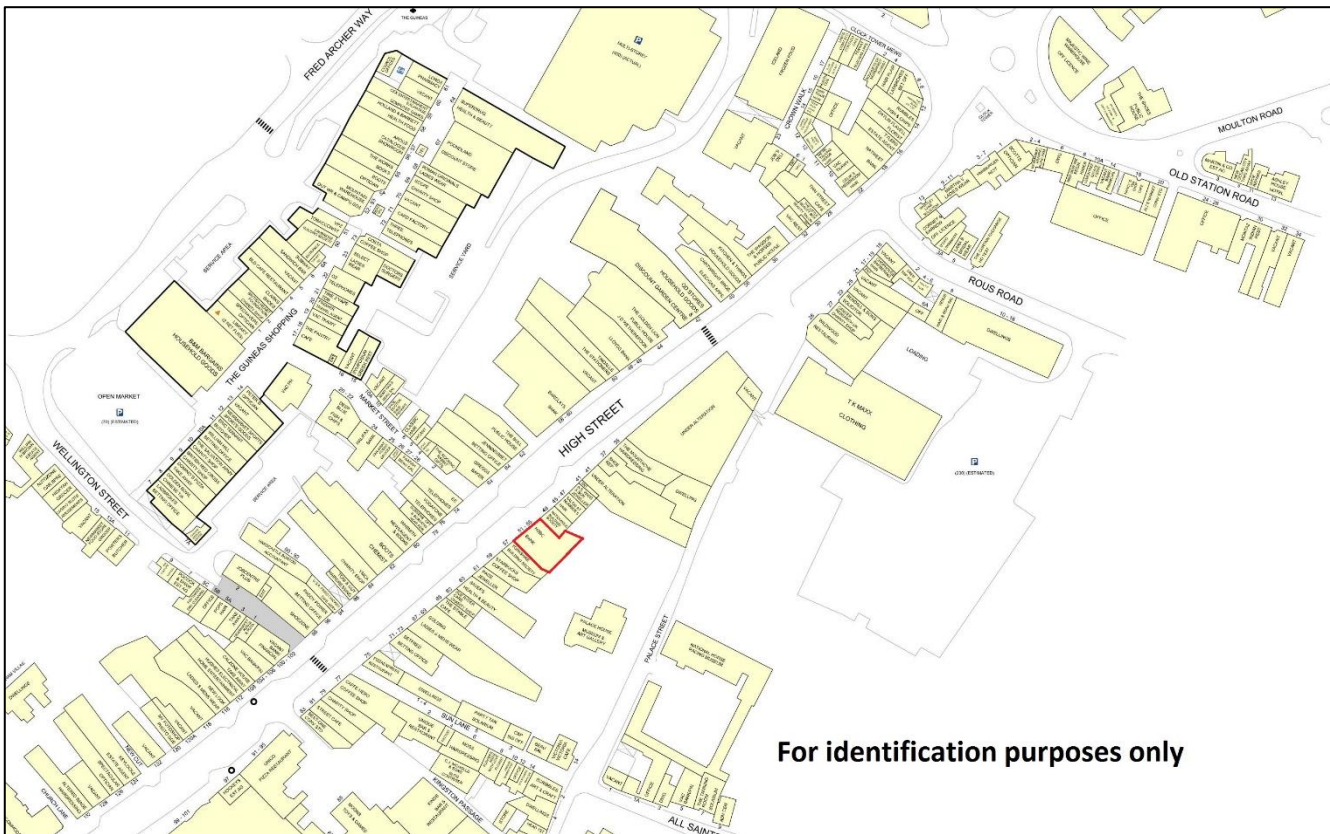
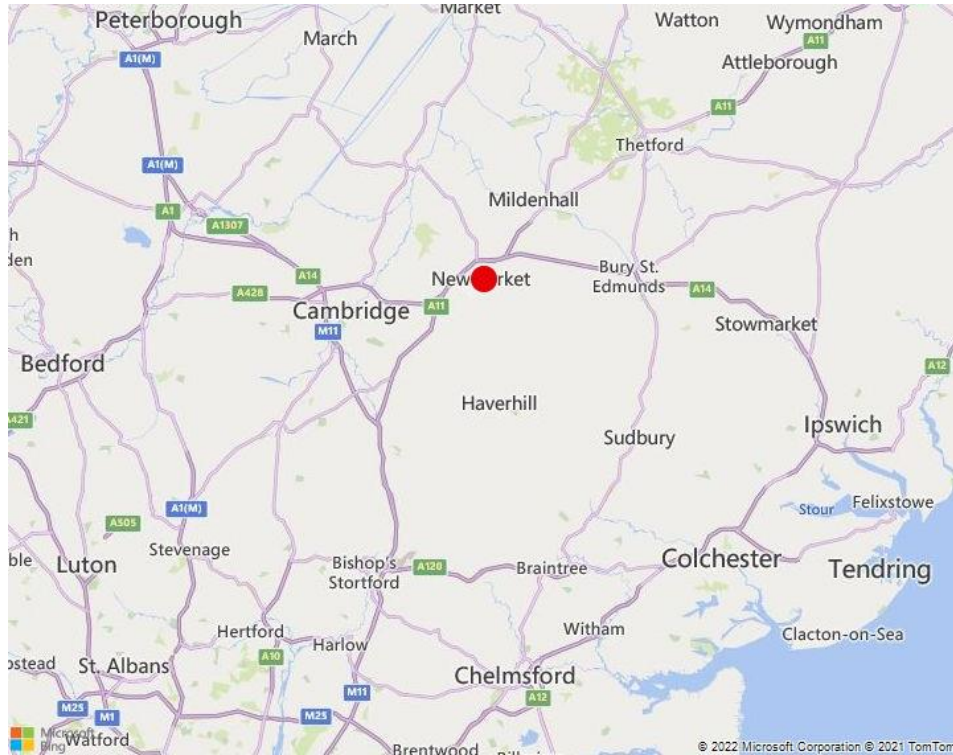
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Important Information

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