

01284 702655

eddisons.com

RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 55 THE GUINEAS SHOPPING CENTRE, NEWMARKET, SUFFOLK, CB8 8EQ

Rent: £30,000 per annum exclusive

Size: 209.3 sq m (2,252 sq ft) NIA

- Prime town centre retail unit
- High footfall location in busy shopping centre
- Several public car parks nearby
- Ancillary office accommodation and rear service yard

LOCATION

Newmarket is a busy historic market town located in West Suffolk, famous for its links to the horse racing industry. The property is located in the centre of the town and can be considered the prime retail area. The centre is situated adjacent to the high street and between 3 public car parks. There is good vehicular access to the A14 and train links between Cambridge and Ipswich.

DESCRIPTION

Unit 55 is a good sized ground floor retail unit with first floor ancillary storage and office accommodation. The ground floor is split into two parts being the front retail area with some smaller cellular rooms to the rear. The specification includes: suspended ceiling, painted blockwork walls, comfort cooling, concrete floors with laminate floor covering and glazed retail frontage.

The first floor provides versatile storage and office accommodation plus WC and kitchen facilities. Specification includes: tiled floors, suspended ceiling, and painted blockwork walls.

Externally the unit has frontage into the centre of the main shopping area plus a service yard located to the rear.

SERVICES

Mains electricity gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor	132.9 sqm	(1,430 sqft)
First floor	76.4 sqm	(822 sqft)
Total NIA	209.3 sqm	(2,252 sqft)

All measurements are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £30,000 (2023 assessment).

For the year commencing 1st April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. 49.9p if the RV is below £51,000.

RENT

The property is available at an asking rent of £30,000 per annum exclusive of VAT, service charge and all other outgoings. We understand VAT will be charged on the rent.

LEGAL COSTS

Each party to be responsible for their own legal fees.

SERVICE CHARGE

A service charge will be levied in respect of upkeep of the communal areas of the centre. The current annual service charge contribution is £11,420 for the current financial year 2023-2024.

EPC

The property has a current EPC rating of E (108).

PLANNING

The property would be suitable for retail uses under class E. Interested parties are advised to make their own enquiries of West Suffolk Council to establish the suitability of their proposed use under the current planning consent.

TIMING

The property is available immediately upon completion of the legal formalities.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the joint sole agents:

Eddisons

incorporating Barker Storey Matthews

Unit 12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR.

Tel: 01284 702655

Steven Mudd Steven.mudd@eddisons.com

Simon Burton Simon.burton@eddisons.com

Or Joint agents Jamieson Mills

Tel: 0203 746 6880

Richard Mills rjm@jamiesonmills.com

Russell Walker rjw@jamiesonmills.com

Ref: 175902 231011

For more information, visit eddisons.com

T: 01284 702655

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.

Eddisons

Incorporating Barker Storey Matthews

112,608 SQ FT SHOPPING CENTRE
NEWMARKET, CB8 8EQ

■ AVAILABLE UNITS



For identification purposes only, not to scale



For more information, visit eddisons.com
T: 01284 702655

Eddisons

Incorporating Barker Storey Matthews

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.