

01284 702655

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 5 THE GUINEAS SHOPPING CENTRE, NEWMARKET, SUFFOLK, CB8 8EQ

Rent: £32,500 per annum exclusive

Size: 95.7 sq m (1,030 sq ft)

- Prime town centre retail unit
- High footfall location in busy shopping centre
- Several public car parks nearby
- Walking distance to bus and rail stations

## 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 5 is a good sized ground floor retail unit with office, kitchen and WC facilities. The specification includes: suspended ceiling, retail display walls, comfort cooling, carpet tiles and glazed retail frontage. 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

Total NIA 95.7 sqm (1,030 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 £25,000 (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 £32,500 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 £5,480 for the current financial year 2023-2024.

## EPC

The property has a current EPC rating of E (113).

## 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](mailto:Steven.mudd@eddisons.com)  
Simon Burton [Simon.burton@eddisons.com](mailto:Simon.burton@eddisons.com)

Or Joint agents Jamieson Mills

Tel: 0203 746 6880

Richard Mills [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)  
Russell Walker [rjw@jamiesonmills.com](mailto:rjw@jamiesonmills.com)

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For more information, visit [eddisons.com](http://eddisons.com)  
T: 01284 702655

### Important Information

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

■ AVAILABLE UNITS



For identification purposes only, not to scale

For more information, visit [eddisons.com](http://eddisons.com)  
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