

## TOWN CENTRE SHOP TO LET

### NEWMARKET 13A WELLINGTON STREET

#### LOCATION

Newmarket is a prosperous Suffolk market town and is renowned as the headquarters of the horse racing industry. The town lies some 65 miles north east of London and 13 miles east of Cambridge. It enjoys good road access to London via A14/A11 and M11 and to Cambridge, the Midlands and the north via A14/A1 and M6.

The premises are located on Wellington Street adjacent to **Powers Butcher** and opposite **The Guineas Shopping Centre** and its large public car park

#### ACCOMMODATION

Internal width (max)	22'4" ft	6.82 m
Shop depth (max)	32'4" ft	9.87 m

#### Ground Floor

Sales	818 sq ft	75.99 sq m
Staff/Store	100 sq ft	9.29 sq m

There is a first floor of approximately 127 sq ft, currently without access.

The property also has the benefit of a parking space in the rear yard.

#### TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £22,500 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

#### PLANNING

The property has recently been used as a betting shop and has the benefit of A1 and A2 use.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £19,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment through sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

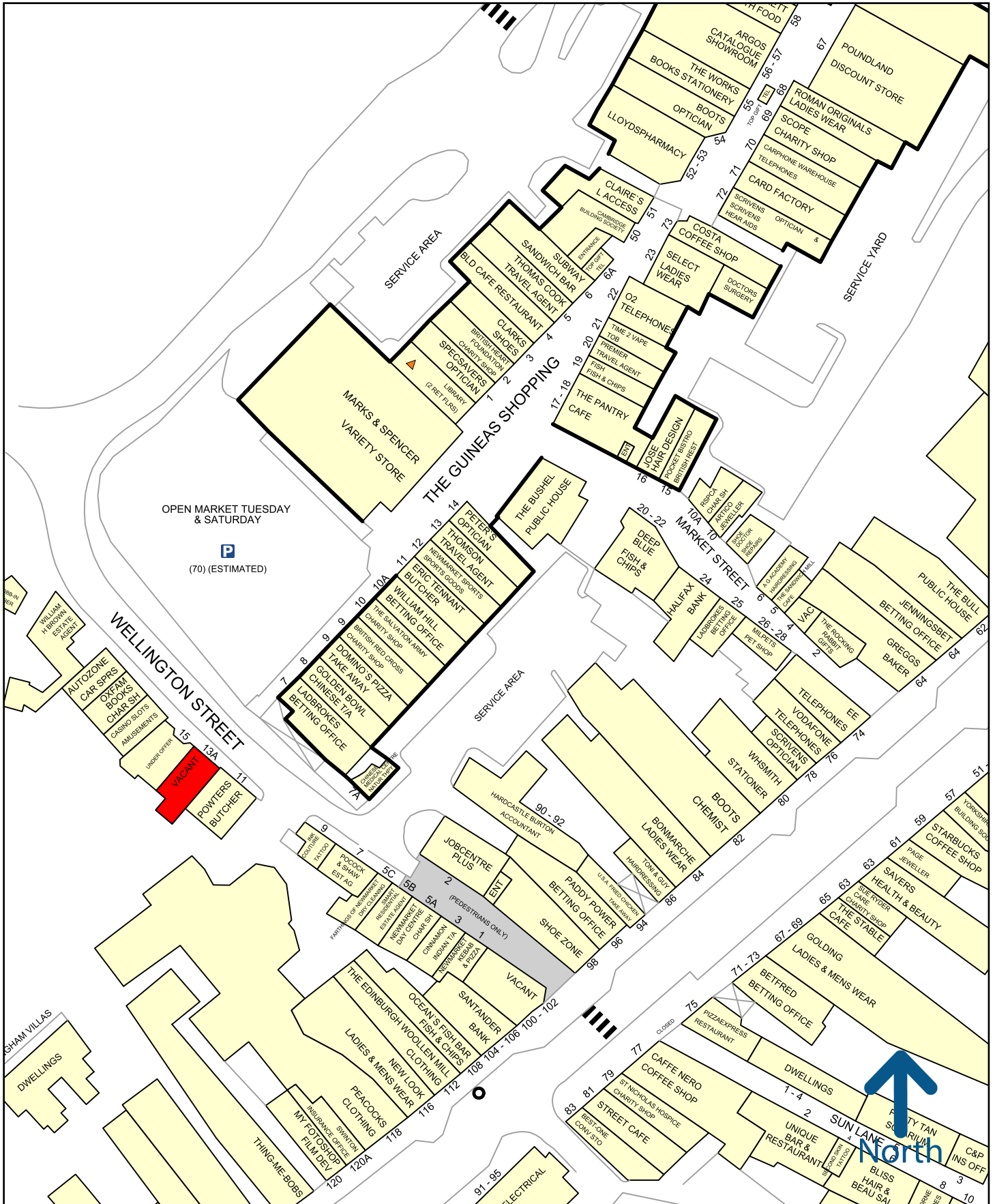
#### SUBJECT TO CONTRACT

August 2017

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RETAIL





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