

TOWN CENTRE SHOP FOR SALE INVESTMENT

(Future redevelopment potential -
subject to vacant possession)

NO VAT

85 HIGH STREET NEWMARKET, CB8 8UG

LOCATION

Newmarket is a thriving town in Suffolk, 12 miles east of Cambridge to which it is closely linked by the A14 which also links the town to Felixstowe and Bury St Edmunds and the national road network via the M11 and A1/A1M.

Newmarket is the home of British horse racing.

The High Street is the location for a mixture of retail, food and leisure facilities and the subject property occupies a central location set back from the High Street, near to **Caffé Nero, Pizza Express, New Look, Peacocks** and numerous other national and regional occupiers.

ACCOMMODATION

The premises provide accommodation with the following approximate areas:-

Ground Floor:

Sales	1,360 sq ft	126.34 sq m
Upper sales	818 sq ft	75.99 sq m
	2,178 sq ft	202.34 sq m
Ancillary	120 sq ft	11.14 sq m

First Floor:

Sales	818 sq ft	75.99 sq m
Ancillary	120 sq ft	11.14 sq m

Second Floor:

Ancillary	732 sq ft	68.00 sq m
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Basement:

Ancillary	633 sq ft	58.80 sq m
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Approximately 6 car spaces.

TENURE

The property is being offered for sale freehold subject to a lease to Moons Toy Superstores Limited, expiring 20 January 2023, at a rent of £37,500 pax, with no further reviews, on full repairing and insuring terms. **Offers are sought in excess of £400,000.**

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £38,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

LISTED BUILDING

The property is Grade II listed.

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
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SUBJECT TO CONTRACT

December 2019

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RETAIL





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