

TOWN CENTRE

SHOP TO LET

**FREEHOLD MAY BE
AVAILABLE WITH PLANNING
PERMISSION FOR EXTENSION
AND PART RESIDENTIAL
CONVERSION.**

PLANNING

Planning permission (DC/19/0894/FUL) has recently been granted for the addition of a second floor and the creation of two flats, one on first floor and one on second floor. Further details available upon request.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £28,000 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

SUBJECT TO CONTRACT

March 2020

104 HIGH STREET, NEWMARKET, CB8 8JQ

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.

The High Street is the location for a mixture of retail, food and leisure facilities and the subject property occupies a prominent location within the High Street near to New Look, Peacocks, Shoe Zone, Caffé Nero, Pizza Express and numerous other national and independent retailers and food outlets.

ACCOMMODATION

The premises provide accommodation on three floors in a modern building with the following approximate areas:-

Ground Floor:

Sales 914 sq ft 84.91 sq m

First Floor:

Office 600 sq ft 55.74 sq m

Basement:

Ancillary 668 sq ft 62.05 sq m

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 £30,000 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

The freehold may be available with vacant possession and our clients are seeking offers in excess of £400,000 (+ VAT if applicable).

Tel 01603 666630

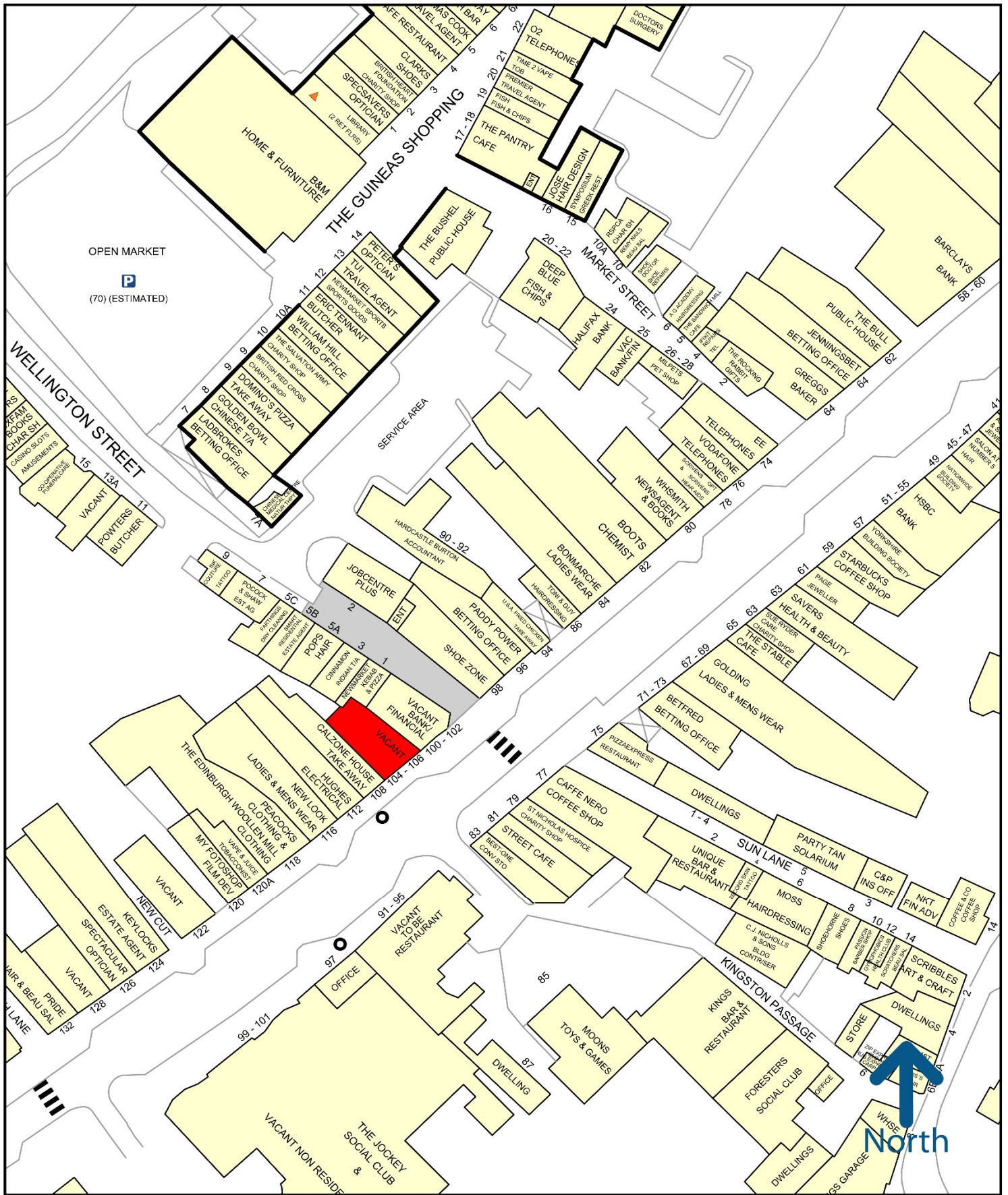
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RETAIL





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Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.