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# PRIME SHOP & UPPER PARTS LEASE AVAILABLE

84/86 HIGH STREET  
NEWMARKET  
CB8 8JX



## Location

Newmarket is located 12 miles east of Cambridge. The town has a primary catchment population of 81,000 people and is internationally famous for its strong links to the horse racing industry. The subject property is Grade II Listed and located in a prime section of the High Street in between Toni & Guy and Boots the Chemist. Other multiple retailers close by include WH Smith, Caffé Nero and New Look. The Guineas Shopping Centre is close by which is anchored by Marks & Spencer..

## Description

The property is arranged over ground floor with storage at first floor. Additionally office space on the first and second floors to the rear is accessed separately via an entrance from the flat roof at first floor level.

## Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	8.29 m	27 ft 2 ins
Shop depth	27.42 m	90 ft
Ground floor	208.47 Sq. m.	2,244 Sq. ft.
Rear storage, WC & kitchen	22.75 Sq. m.	246 Sq. ft.
First floor storage	81.01 Sq. m.	872 Sq. ft.
First floor office	96.99 Sq. m.	1,044 Sq. ft.
Second floor office	87.51 Sq. m.	942 Sq. ft.

## Lease

Held on a 20 year full repairing and insuring Lease from July 2014, subject to 5 yearly open market rent reviews. There is a tenant only break clause at the end of the 10th year of the Lease term.

## Rent

The current passing rent is £68,000 per annum exclusive plus VAT.

## EPC

The property is a Grade II listed building, therefore an EPC not required.

## Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £56,500.

For rates payable for year to 31 March 2021 please refer to the Local Charging Authority. Forest Heath District Council - 01284 763233.

## Legal costs

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

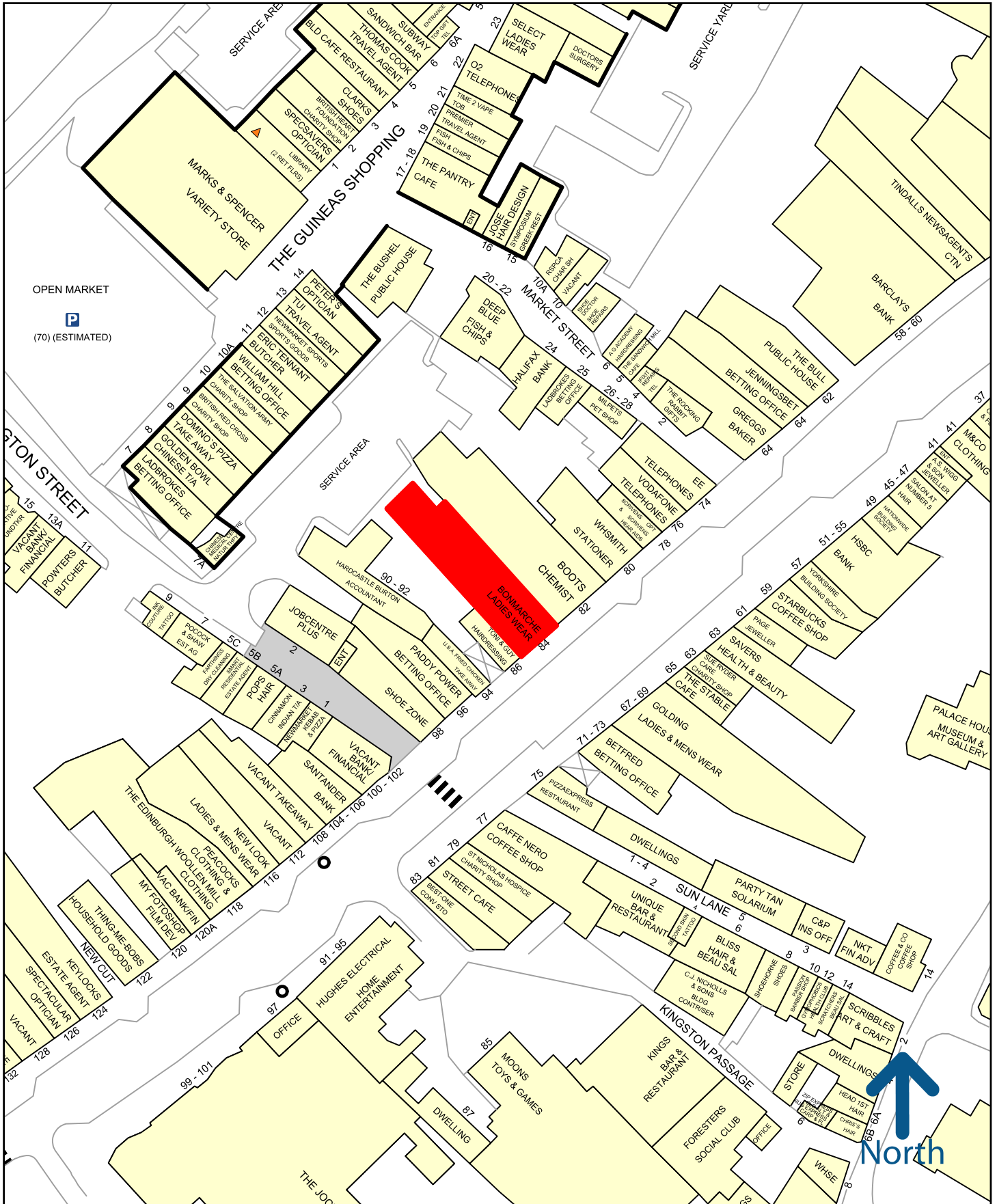
**VIEWINGS - Strictly by appointment**

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Experian Goad Plan Created: 06/02/2019  
Created By: Brasier Freeth

