Prominent Ground Floor Town Centre Shop - To Let

24 Market Street, Newmarket, Cambridgeshire, CB8 8EF

Merrifields

Size: 1,731 Sq Ft

- Located in an established town centre retailing area
- Ground floor sales area of approx. 1,043 sq ft
- Excellent shop frontage onto prominent street
- Open plan retailing space
- Available TO LET immediately

01284 700 700

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

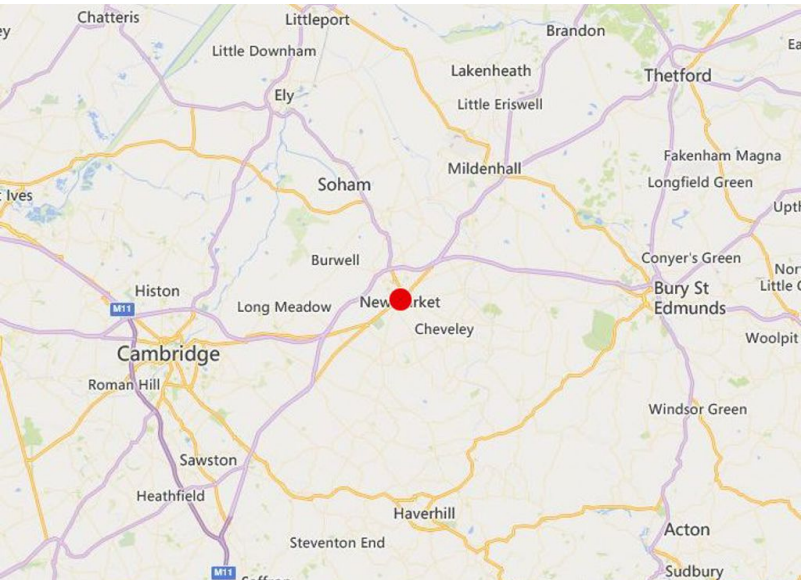
The property is situated in Newmarket, a market town located on the Cambridgeshire/Suffolk border. Newmarket benefits from direct access to the A14, providing direct access to Cambridge, Bury St Edmunds and the wider East Anglia region.

The property comprises an open plan ground floor retail unit in shell condition. The first floor provides male and female WCs, a kitchen with a staff room and 2 offices. The property also benefits from 3 parking spaces to the rear within an enclosed, private car park.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	1,731 Sq Ft	160.81 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£22,000 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £38,500 (2026).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for a building society under planning number: F/87/855. The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is to be confirmed.

Merrifields

Viewing & Further Information

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