Prominent High Street Shop - To Let or For Sale

18-20 High Street, Newmarket, Suffolk, CB8 8LH

Merrifields

Size: 2,276 Sq Ft

- Located in an established town centre retailing area
- Excellent shop frontage onto prominent street
- Open plan retailing space
- Offered as whole or in part on a let basis
- Available TO LET or FOR SALE immediately

01284 700 700

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

Description

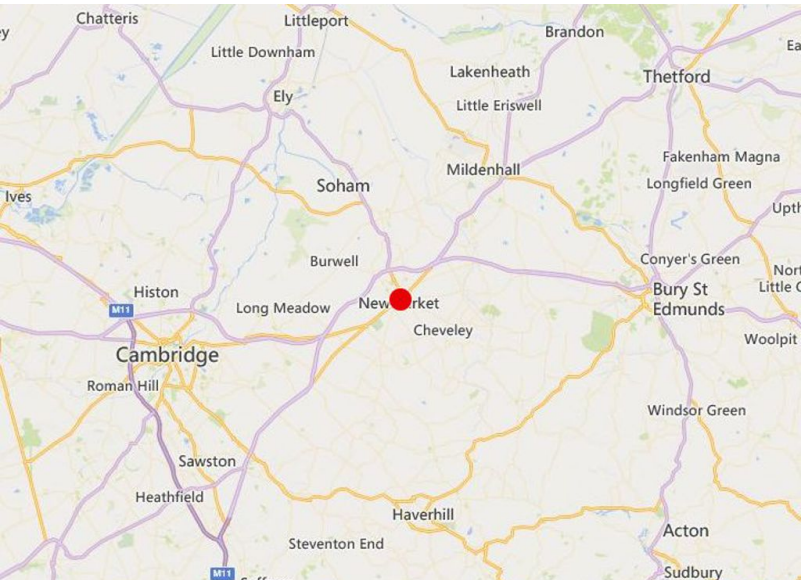
The property is situated in Newmarket, a market town located on the Cambridgeshire/Suffolk border. Newmarket benefits from direct access to the A14, providing direct access to Cambridge, Bury St Edmunds and the wider East Anglia region, with the A11 also offering convenient links to London and the M11 corridor.

The unit comprises three ground-floor rooms with ramped access from the highway, plus three rear storerooms and a vault. The first floor provides male and female WCs and storage, while the second floor includes a kitchen, WCs and a storeroom. The ground floor is fitted with carpeting, a suspended ceiling with inset lighting, and air cooling/heating.

Accommodation

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

Total	2,276 Sq Ft	211.44 Sq M



Availability

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

Rent

£25,000 per annum exclusive.

Price

£375,000 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 £36,000 (2026).
The business rates to be assessed if split.

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for a bank . The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is D (83).

Merrifields

Viewing & Further Information

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