

FLEXIBLE TOWN CENTRE UNIT**36A High Street**

Newmarket, CB8 8LB

**Town Centre commercial
property suitable for uses
within Class E**

3,746 sq ft
(348.01 sq m)

- In close proximity to The Guineas Shopping Centre and car park
- Suitable for uses within Class E
- Town centre location
- 3,746 Sq Ft (348.01 Sq M) provided over two floors
- Fitted to a shell and core specification

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Summary

Available Size	3,746 sq ft
Rent	£20,000 per annum
Rateable Value	£21,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs. Ingoing tenant to provide an undertaking for abortive legal costs
Estate Charge	N/A
EPC Rating	E (106)

Description

The property is a two storey building providing predominantly open plan accommodation across ground and first floors. The building comprises a two storey extension of brick and block under a flat roof and a two-storey building of brick & flint elevations under a pitched clad roof. The property is curtilage listed as it is attached to the Grade II listed, Waggon and Horses pub.

Internally the accommodation benefits from two separate entrances and two stairwells, with WC facilities provided at first floor level. The property is offered in shell condition, providing a flexible opportunity for an occupier to complete refurbishment and fit out to suit their requirements.

A variety of class E uses would be considered. Landlord works may be considered subject to overall terms

Location

The property is accessed from Exeter Road, close to the rear entrance to Crown Walk and The Guineas Public Car park.

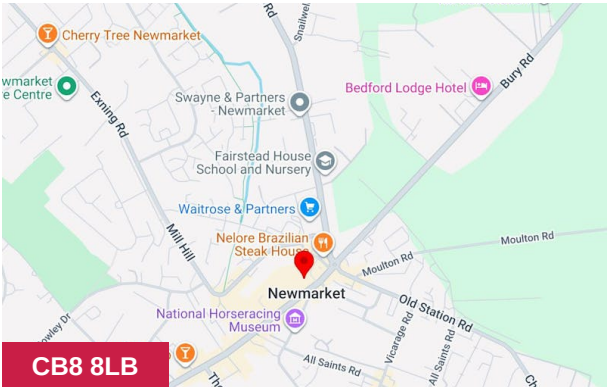
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,593	147.99	Available
1st	2,153	200.02	Available
Total	3,746	348.01	

Terms

A new lease on FRI terms to be agreed.



Viewing & Further Information



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