



Former Community Church, Studlands park

Newmarket, CB8 7AU

Former Community Church To Let

688 sq ft
(63.92 sq m)

- Benefits from Class F1 consent
- Provides a net internal area of 688 sq ft (63.92 sq m)
- Class E uses will be considered subject to planning
- Located within Residential estate
- EPC rating of D(78)

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Summary

Available Size	688 sq ft
Rent	£6,500 per annum
Business Rates	Awaiting assessment
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs. Ingoing tenant to pay £300 plus VAT towards the landlord cost of producing the lease.
Estate Charge	N/A
EPC Rating	D (78)

Description

The property is of block construction under a pitched roof, comprising a bright open-plan main room with carpeted floor, painted plasterboard walls, recessed spotlights, double-glazed UPVC windows and a kitchenette. A lobby/cloakroom area is situated at the entrance along with three separate WCs. Two separate entrances serve the unit, one from the garage forecourt, the other towards Tulyar Walk

The property benefits from Class F1 consent, uses within class E would require planning permission.

Location

The property is located on Hyperion Way, Studlands Park, Newmarket, Suffolk, within an established residential neighbourhood. It forms part of a converted garage block with a second access point towards Tulyar Walk, making it well located to serve the surrounding community.

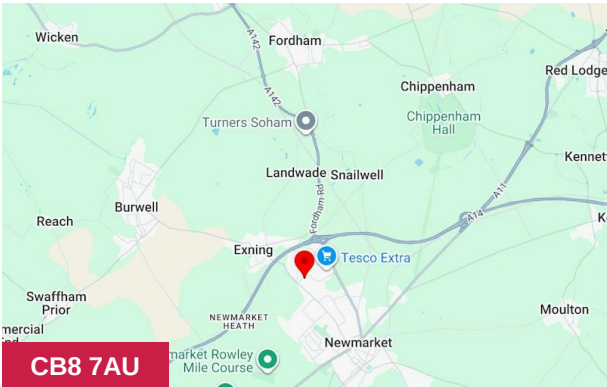
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	688	63.92	Available
Total	688	63.92	

Terms

Available on new lease terms to be agreed.



Viewing & Further Information



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