



NEWMARKET

10A MARKET STREET
CB8 8EE

LOCATION

Newmarket is a popular and prosperous market town, just off the A14 approximately 15 miles East of Cambridge. Headquarters of the Jockey Club and the popular racecourse are located here as well as a thriving retail centre.

Market Street is a busy pedestrianised lane linking High Street and The Rookery Centre, the main retailing areas in the town.

ACCOMMODATION

Ground Floor Retail Sales Area 651 sq ft (NIA) plus w.c.
Separate access to two bedroom flat, (which could also be available).

TENURE

Premises are available on a new 10 year lease on FRI terms.

TO LET

PRIME SHOP

(FLAT ABOVE COULD ALSO
BE AVAILABLE)

RENT

£23,000 p.a.

RATES

Rateable Value: £17,000
Rates Payable: £7,854 (2008/2009)
(through verbal enquiries to Forest Heath District Council)

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

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