

Use Class E

TO LET

UNIT 1, 2 EXETER
ROAD,
NEWMARKET,
SUFFOLK
CB8 8LT

3,098 sq ft
287.8 sq m

- Prominent retail location
 - Use Class E consent
 - Fit out incentives available
 - Opportunity to split
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LOCATION

Newmarket is a thriving market town in the county of Suffolk. Located close to the university town of Cambridge. Newmarket benefits from excellent road links provided by the A14 which gives direct access to regional and national road networks including the A11/M11 and A1/M1.

DESCRIPTION

The Property is a single storey retail unit comprising 3,098 sq ft (287.8 sq m), located just off Newmarket High Street and in close proximity to the Guineas shopping centre and Car Park.

The Property benefits from private parking for 2-4 vehicles. In the immediate vicinity are national occupiers Prezzo Italian, Majestic Wines, Waitrose and Natwest.

ACCOMMODATION

3,098 sq ft. / 287.80 sq m.

Name	Size
Total Unit	3,098 sq ft (287.8 sq m)
Total	3,098 sq ft (287.8 sq m)

PLANNING USE

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TERMS

The property is available by way of a full repairing and insuring lease for terms to be agreed. Incentives available subject to negotiation.

RENT

Rent on application.

RATEABLE VALUE

Current: £49,000
Estimated rates payable 2022/23:
£25,088 per annum.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly

EPC

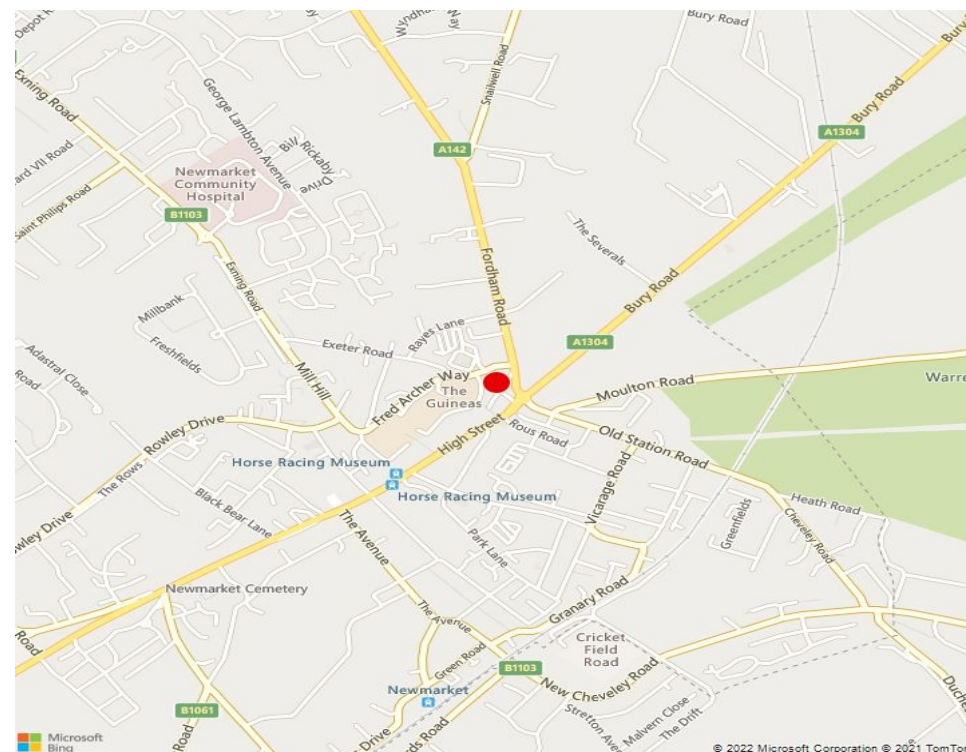
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LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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