

**TOWN CENTRE OFFICE WITH PARKING**

90 High Street
Newmarket, CB8 8FE

**To Let (May Sell) Attractive
Period Town Centre Offices
with Parking.**

2,721 sq ft
(252.79 sq m)

- Providing ground & first floor offices of 2,103 sq ft
- Basement storage of 618 sq ft
- Courtyard parking for 4-5 cars
- Town centre location just off Newmarket High Street
- what3words
[///picture.camped.mural](https://www.what3words.com/picture/camped.mural)
- Potential Freehold Sale

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Summary

Available Size	2,721 sq ft
Rent	£20,000 per annum
Rates Payable	£3.48 per sq ft
Rateable Value	£18,950
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to provide an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a period town centre office building providing accommodation over ground, first and basement floors. The offices are predominantly cellular in layout with some period features. Ground floor kitchen & WC are provided. The specification includes redecorated walls, fluorescent strip lighting & gas fired central heating.

Externally a shared courtyard provides parking for approximately 4-5 cars. The courtyard is accessed via Drapery Row.

Location

The property is situated in Newmarket town centre close, just off the High Street and close to the Guineas Shopping Centre. Nearby occupiers include Boots, Toni & Guy and Paddy Power. Pedestrian access is provided via a courtyard accessed from the High Street. Vehicle access is from Drapery Row.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	1,127	104.70	Available
1st - Offices	976	90.67	Available
Basement - Storage	618	57.41	Available
Total	2,721	252.78	

Viewings

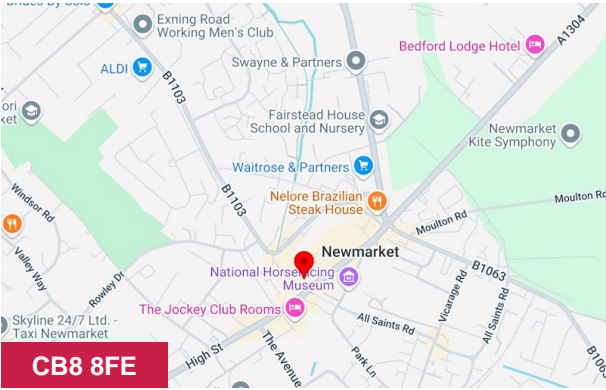
Strictly by appointment with the sole letting agents, Hazells.

Terms

A new lease on terms to be agreed. The owners may consider a freehold sale.

Use

The property has been used as professional offices however other uses within Class E may be considered.



Viewing & Further Information



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