



Ground floor 8-10 High Street

Ashley, Newmarket, CB8 9DX

Village Convenience/Retail Store To Let or For Sale

788 sq ft
(73.21 sq m)

- Picturesque village location
- Rare opportunity to acquire established village shop
- Long term remaining on the leasehold
- Available immediately
- Parking to the front of the shop
- Rural Rate Relief applicable meaning no Business Rates payable

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Summary

Available Size	788 sq ft
Rent	£10,000 per annum
Price	Offers in the region of £175,000
Rates Payable	£4,491 per annum based on 2023 valuation
Rateable Value	£9,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The property comprises a ground floor retail unit forming part of a larger detached two storey white brick building with pitched tile slate roof and two glazed display windows to the front and a timber entrance door.

Internally the accommodation comprises a relatively open plan retail area with concrete floors with vinyl covering, painted walls, fluorescent strip lighting and display windows to the front. There is a storage and welfare area to the rear of the shop which provides a WC, kitchen/preparation area and storage space. This provides a fire escape route to the rear yard. The shop has low ceiling, around 1.88m to the lowest point which is the casing of the beams. There is no heating to the ground floor.

Externally there is a tarmacadam surfaced area to the front of the shop which is demised. This could provide parking. There is no demised rear area with the unit and access to this area is via prior warning

Location

The unit is located in the high street of Ashley, a picturesque Cambridgeshire village approximately 4 miles east of Newmarket via the B1063. The subject property is the only shop in the village, and thus provides a good opportunity to a tenant/owner to provide a village store/other retail opportunity to an affluent location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	788	73.21	Available
Total	788	73.21	

Viewings

All viewings are strictly to be arranged through Hazells Chartered Surveyors

Terms

The property is available either by way of a new lease on terms to be agreed paying an annual rent or acquiring the remainder of the long leasehold interest (994 years) at the advised sale price.



Viewing & Further Information



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