

Rare Mixed Use Retail and Residential Opportunity - For Sale

54 & 54a Lowther Street, Newmarket, Suffolk, CB8 0JS

Merrifields



Size: 878 Sq Ft

Located on the edge of Newmarket Town Centre


Well presented modernised building


Ground Floor retail with First Floor Flat

Opportunity for owner occupiers or investors

Available for sale freehold

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Rare mixed use building located on the edge of Newmarket Town Centre. The Building is located at the end of Lowther Street just off Rowley Drive close to Newmarket town Centre. There is a retail unit currently used as a Hairdressing Salon on the ground floor and basement with a modern refurbished interior. There is a refurbished self-contained flat on the first floor which is well presented with an open plan living area, kitchen, Bathroom and Bedroom. Both have been modernised to a good standard.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor and Basement	480 Sq Ft	44.59 Sq M
First Floor Flat	398 Sq Ft	36.97 Sq M
Total	878 Sq Ft	81.57 Sq M

Availability

The property is available FOR SALE freehold with vacant possession of the ground floor shop and subject to an assured shorthold tenancy on the first floor flat.

Rent

The Ground Floor Hair Salon will become vacant on 1st January 2025. The First Floor Flat is let on an assured shorthold Tenancy at £800 per month until 31st January 2025 (and subject to renewal). There is an opportunity for vacant possession if required.

Price

Guide Price of £250,000 exc.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value for the Ground Floor Shop is £2,275 (2023). The First Floor flat is in council Tax Band A.

Costs

Each party will bear their own legal costs.

Use & Planning

The Ground Floor and Basement have most recently been used as a hair salon within an E use class. The First Floor Flat is within a Residential (C3) use.

EPC

Ground Floor EPC is C (70). First Floor Flat EPC is D (66).

Viewing & Further Information

Rowan Mason

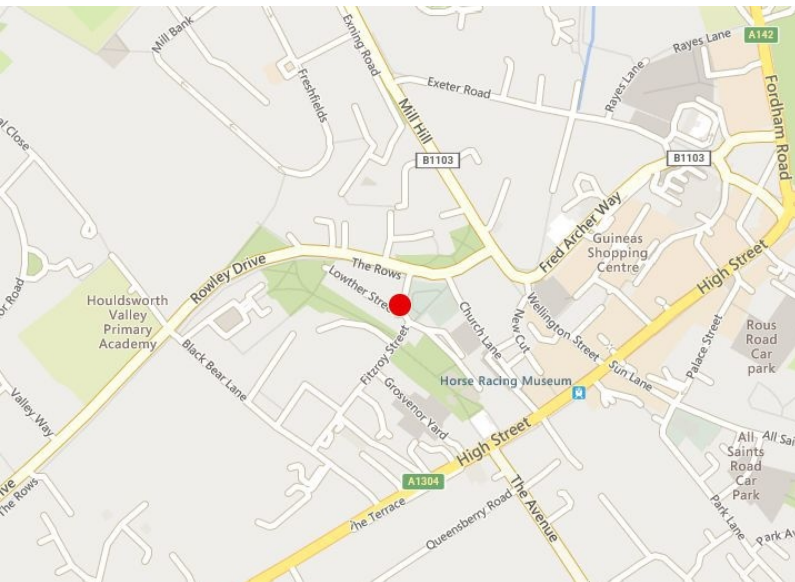
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