

Retail Unit - To Let

54 Lowther Street, Newmarket, Suffolk, CB8 0JS

Merrifields



Size: 480 Sq Ft

Located on the edge of Newmarket Town Centre

Well presented modernised building


Ground Floor retail unit with basement WC's


Opportunity for Hairdressers and Beauty Therapists

Available for rent on terms to be agreed



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 info@merrifields.co.uk

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

Description

Retail unit 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. The retail unit currently used as a Hairdressing Salon on the ground floor and basement with a modern refurbished interior.

Accommodation

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

Total	480 Sq Ft	44.59 Sq M
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Availability

The property is available TO LET on terms to be agreed.

Rent

£10,500 per annum exc.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value for the Ground Floor Shop is £2,275 (2023). 100% Small Business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

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.

EPC

Ground Floor EPC is C (70).

Viewing & Further Information

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