

Prominent Town Centre Shop - To Let

24 Market Street, Newmarket, Cambridgeshire, CB8 8EF

Merrifields



Size: 1,731 Sq Ft

Located in an established town centre retailing area


Ground floor sales area of approx. 1,043 sq ft

Excellent shop frontage onto prominent street

Open plan retailing space

Available TO LET immediately



 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

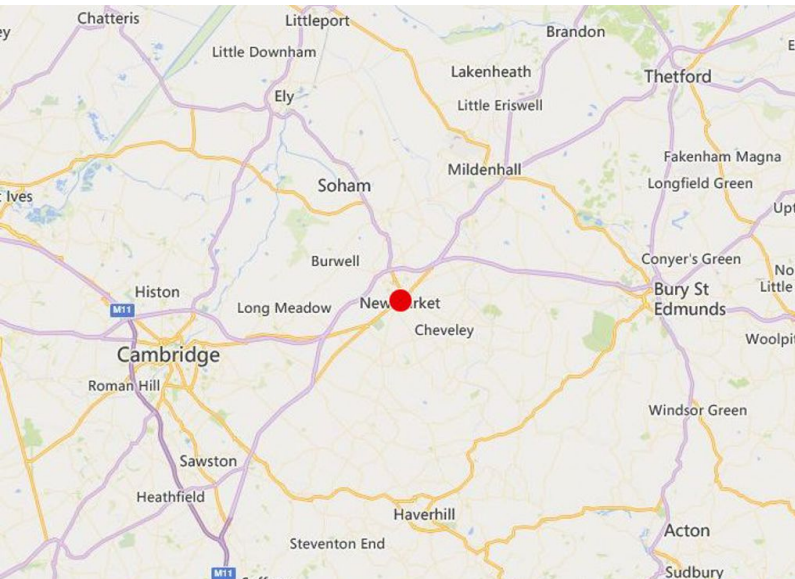
The property is situated in Newmarket, a market town located on the Cambridgeshire/Suffolk border. Newmarket benefits from direct access to the A14, providing direct access to Cambridge, Bury St Edmunds and the wider East Anglia region.

The property comprises an open plan ground floor retail unit in shell condition. The first floor provides male and female WCs, a kitchen with a staff room and 2 offices. The property also benefits from 3 parking spaces to the rear within an enclosed, private car park.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor	1,048 Sq Ft	97.36 Sq M
First Floor	683 Sq Ft	63.45 Sq M
Total	1,731 Sq Ft	160.81 Sq M



Availability

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

Rent

£35,000 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £38,500 (2026).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for a building society under planning number: F/87/855. The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000917 / 02.06.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.