

Attractive Business Space - TO LET

The Old Forge, 166 High Street, Newmarket, Suffolk, CB8

Merrifields



Size: 1,150 Sq Ft

Former forge converted for business use

Quirky layout retaining period features

GIA of approximately 1,150 sq ft

Suitable for office, and other business services uses

Available TO LET on terms to be agreed

01284 700 700

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

Description

The Old Forge is located on Newmarket High Street adjacent to Jackson Stops and Staff and is suitable for office or retail use.

The property forms part of a complex that has been renovated to provide high-quality business and residential units. The property has a gross internal area (prior to refurbishment) of about 1,150 sq ft all on the ground floor. The property has some unique period features and has a separate meeting room, kitchen and WC's.

Accommodation

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

Total	106.84 Sq M	1,150 Sq Ft
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Availability

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

Rent

£16,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £11,500 (2026). 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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including office, retail and professional services use. The building is listed and therefore listed building consent may be required for alterations.

EPC

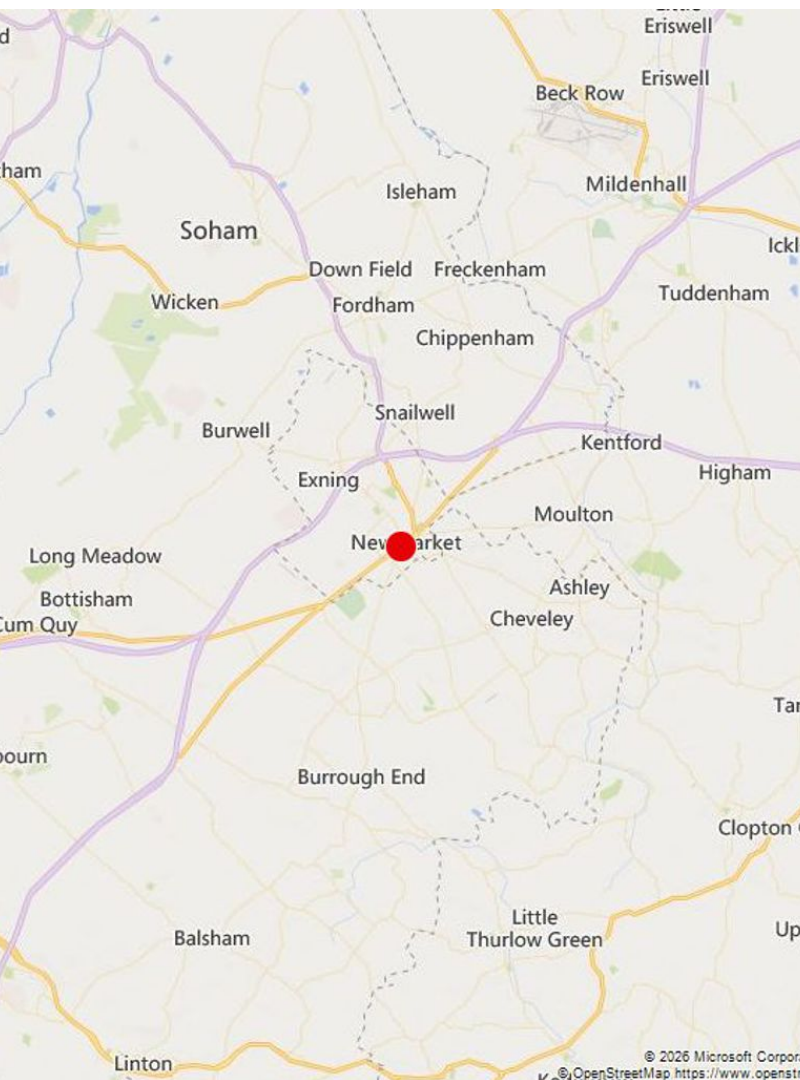
The EPC rating is D (77)



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Viewing & Further Information

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