

Town Centre Restaurant Opportunity - To Let

150 High Street, Newmarket, Suffolk, CB8 9AQ

Merrifields



Size: 1,494 Sq Ft

Located on Newmarket High Street


Established long term Restaurant use


Ground Floor sales area with commercial kitchen

Ancillary basement and First Floor space

Available To Let on terms to be agreed.

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

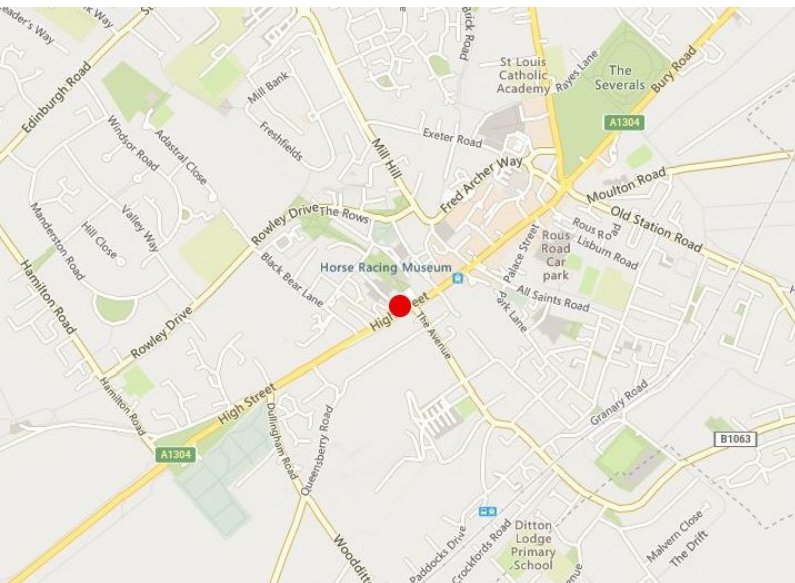
Description

Restaurant / Cafe opportunity located on Newmarket High Street in the Town Centre. The property has been used as an Indian restaurant for many years and would be suitable for similar uses or alternative uses going forwards. The property has a ground floor sales / dining area with rear commercial kitchen. there are various ancillary rooms on the first floor with basement storage.

Accommodation

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

Ground Floor	835 Sq Ft	77.57 Sq M
First Floor	451 Sq Ft	41.9 Sq M
Basement	208 Sq Ft	19.32 Sq M
Total	1,494 Sq Ft	138.79 Sq M



Availability

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

Rent

£18,500 per annum exclusive

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £12,500 (2023)
Small business rates relief may be available.

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a restaurant. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

EPC rating is D (92).

Viewing & Further Information

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