

**Lot 25, 20 to 22 St Mary's Square, Newmarket,
Suffolk CB8 0HZ**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Redevelopment Opportunity

- Attractive and Affluent Market Town
- Substantial Three Storey Building
- Potential for Residential Development (subject to consents)
- 50m West of The Guineas Shopping Centre
- Nearby occupiers include B&M, Pizza Express, Boots, Domino's and Savers

Lot

25

Auction

2nd November 2023

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles east of Cambridge, 30 miles north of Chelmsford

Roads

A11, M11, A14, A1

Rail

Newmarket Railway Station

Air

Stansted Airport

Situation

Newmarket is an affluent, attractive and historic Suffolk Market Town, internationally renowned for its strong connections with the horse racing industry. The property is located in a prominent corner position at the junction of St Mary's Square and Mill hill some 200 metres north of High Street, with The Guineas Shopping Centre 50 metres east of the property. Nearby occupiers include B&M, Pizza Express, Boots, Domino's and Savers.

Tenure

Freehold.

Description

The property comprises a former ground floor shop with separately accessed former residential accommodation on the first and second floors. The property benefits from a rear garden which can be accessed via an undercroft passage. The property may be suitable for residential redevelopment subject to consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	107.40	(1,156)	VACANT POSSESSION
First	Residential	137.96	(1,485)	
Second	Residential	137.96	(1,485)	
Total Approximate Floor Area		383.32	(4,126)	

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September 2020