## Suffolk CB8 0HZ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail and Residential Redevelopment Opportunity

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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 Auction

25 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 First Second	Retail Residential Residential	107.40 137.96 137.96	(1,156) (1,485) (1,485)	VACANT POSSESSION
Total Approximate Floor Area		383.32	(4,126)	

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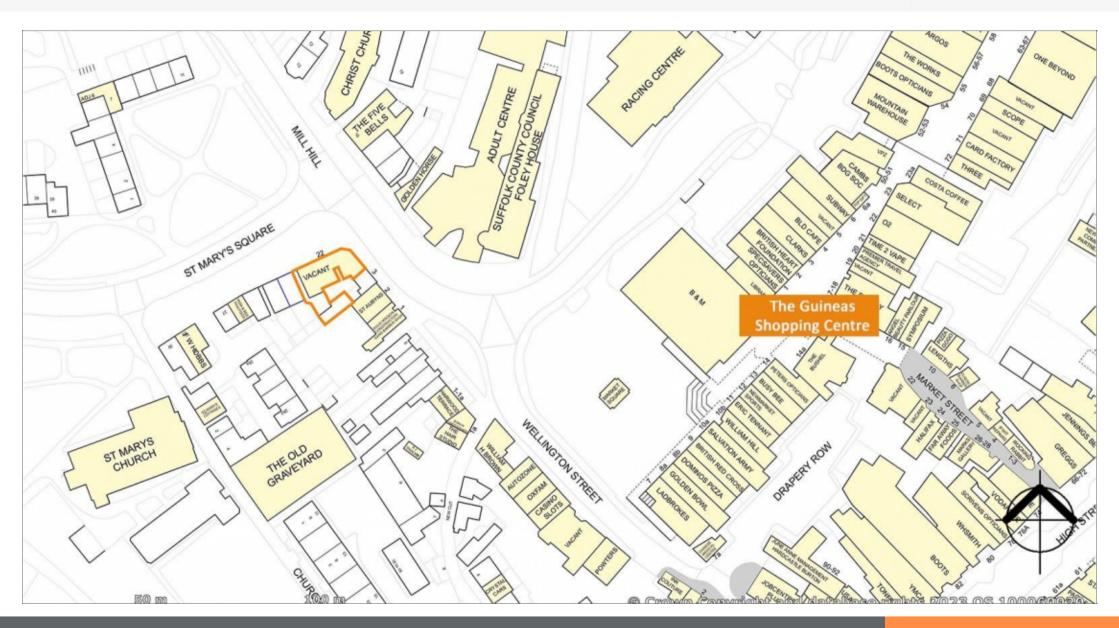


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### **Contacts**

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#### Seller's Solicitors

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