

**Lot 11, 74/76 High Street, Newmarket,
Suffolk CB8 8JX**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Potential

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Development Potential

- Two adjoining Shops Let to EE and Vodafone plus vacant self contained upper floors
- EE let until June 2029 (subject to option)
- Vodafone let until January 2029 (subject to option)
- Change of use potential of the upper floors subject to consents
- Nearby occupiers include Boots, Pizza Express, Tesco Express, Starbucks, Caffè Nero and TK Maxx

Lot

11

Auction

15th May 2025

Rent

£55,850 per Annum Exclusive
Plus vacant upper floors

Sector

High Street Retail, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

13 miles east of Cambridge, 30 miles north of Chelmsford

Roads

A11, A14, M1, M11

Rail

Newmarket Railway Station

Air

London Stansted Airport

Situation

Newmarket is an affluent and historic Suffolk market town, internationally renowned for its strong connections with the horse racing industry being the home of the Jockey Club. The property is situated on the north side of the busy High Street, close to the Guineas Shopping Centre. Nearby occupiers include Boots, Pizza Express, Tesco Express, Starbucks, Caffè Nero and TK Maxx.

Tenure

Freehold.

Description

The property comprises two adjoining shops together with self contained and separately accessed office accommodation on the upper two floors. The upper floors may be suitable for change of use subject to the necessary consents.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
74 High Street	Ground Basement	Retail Ancillary	86.70 68.20	(933) (734)	EE LIMITED (1)	5 years from 24/06/2024 (2)	£33,500
76 High Street	Ground	Retail	61.49	(661)	VODAFONE LIMITED (3)	5 years from 01/02/2024 (4)	£22,350
74-76 High Street	First Second	Office Office	122.00 68.40	(1,313) (736)	VACANT	-	-
Total			406.79	(4,377) (5)			£55,850

(1) For the year ending 31/03/2024 EE limited reported a Turnover of £7,169,000,000, a Pre-Tax Profit of £1,405,000,000 and a Net Worth of £4,430,000,000 (NorthRow 04/04/2025).

(2) The lease provides for a tenant option to determine the lease on 24/06/2027.

(3) For the year ending 31/03/2024 Vodafone Limited reported a Turnover of £5,816,000,000, a Pre-Tax Profit of £43,500,000 and Net Worth of £2,931,800,000 (NorthRow 04/04/2025).

(4) The lease provides for a tenant option to determine the lease on 01/02/2027.

(5) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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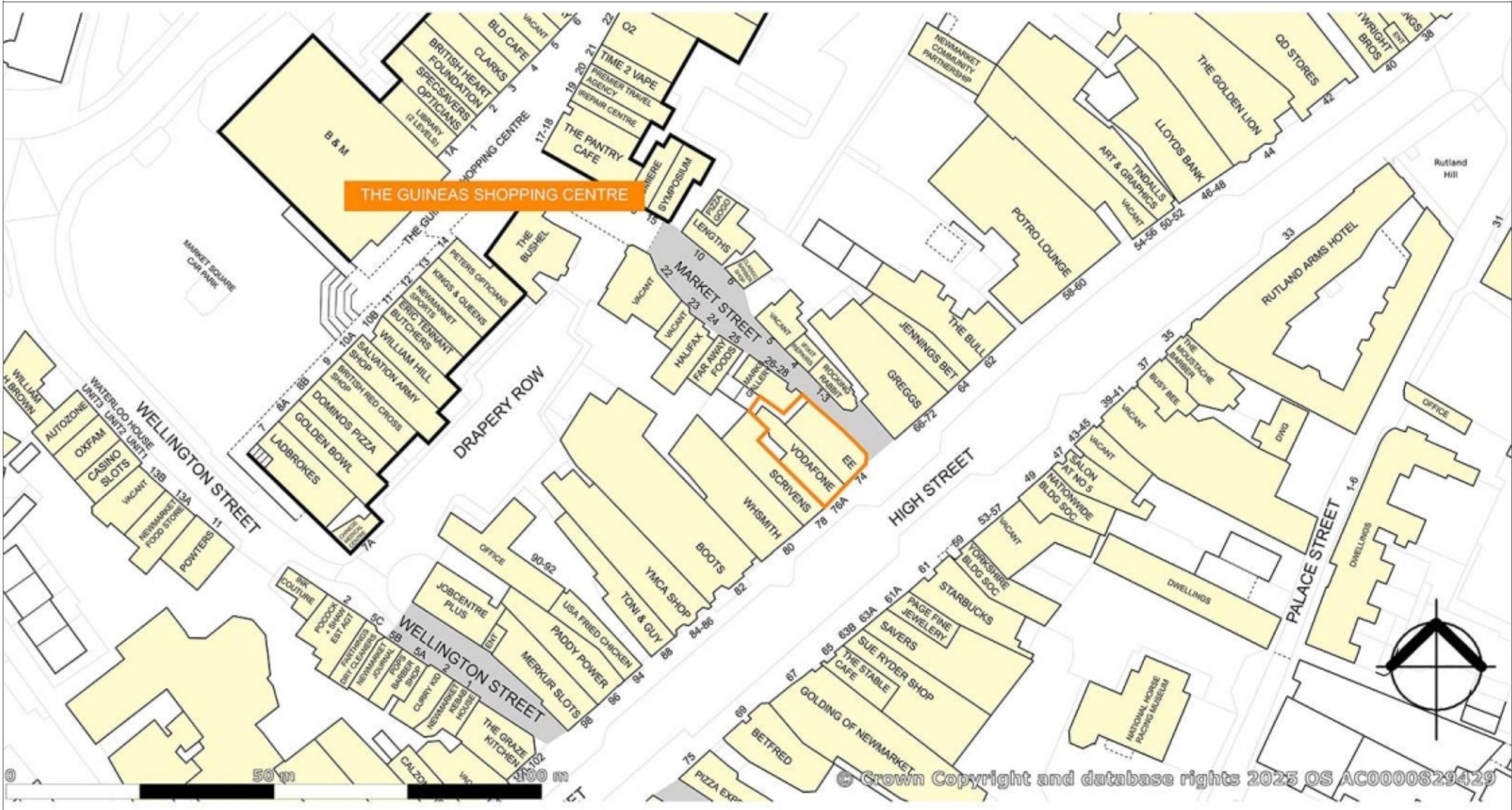


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2024