

Lot 4

Vacant Possession

136 to 142 High Street,
Newmarket, Suffolk CB8 8JP

Freehold Vacant Office with Residential Conversion Potential (subject to consents)



Tenancy and accommodation

Lot 4

Vacant Possession

Unit	Floor	Use	Floor Areas (Approx)		Tenant
Main Building	Ground	Office	398.40 sq m	(4,288 sq ft)	VACANT POSSESSION
	First	Office	390.10 sq m	(4,199 sq ft)	
	Second	Office	273.00 sq m	(2,939 sq ft)	
	Basement	Storage	131.80 sq m	(1,417 sq ft)	
Cottage	Ground	Office	49.13 sq m	(529 sq ft)	VACANT POSSESSION
	First	Office	100.60 sq m	(1,083 sq ft)	
Total			1,343.03 sq m	(14,455 sq ft)	

Key Details

- Includes attractive building, with cottage and converted coach house to the rear, all providing office accommodation
- Affluent attractive and historic market town
- Situated in the heart of the town centre
- Residential conversion potential (subject to consents)
- Neighbouring occupiers include, Caffe Nero, Boots, Greggs, Starbucks, HSBC, and WHSmith

The Instruction of Trustees

Location

Miles: 13 miles east of Cambridge

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 prominently situated in the heart of Newmarket town centre on the north side of the busy High Street, adjacent to The King Edward VII Memorial Hall and White Hart Hotel. Neighbouring occupiers include, Caffe Nero, Boots, Greggs, Starbucks, HSBC and WHSmith.

Description

The property comprises a handsome period building fronting the High Street, arranged over basement, ground floor and two upper floors, providing office accommodation. The property includes a cottage and converted coach house to the rear of the site, providing further office accommodation. The property also benefits from a courtyard which is accessible from High Street. The property provides residential conversion potential (subject to consents).

Tenure

Freehold.

Planning

The property may be suitable for residential conversion (subject to consents). A planning appraisal is available within the Legal Pack.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



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