



TO LET:

44 - 48 High Street
Newmarket
Suffolk
CB8 8LF

6,134 sq ft (569.85 sq m)

- Prominent High Street property
- Available as a whole or in part.
- Quoting rent of £65,000 per annum for the whole.
- Available from March 2027

Location

The property is found in a prime trading part of Newmarket town centre, surrounded by a variety of local and national retailers on the busy High Street. The historic Suffolk town of Newmarket is internationally known as the home of British horse racing, has a population of over 20,000 and is located equidistant between Cambridge and Bury St Edmunds. The town benefits from a wealth of shops, facilities and services along with a train station and good links to the, A11, and A14 trunk roads.

Description

The property is of brick and stone wall construction beneath part slate, part flat roof, with the internal accommodation arranged over 4 main levels.

The substantial accommodation features a banking hall at ground floor level, with offices and staff rooms arranged over the first and second floors, while the basement provides further ancillary accommodation predominantly used for storage purposes and to house building services.

Accommodation

The net internal areas are as follows:

Ground floor	3,199 sq ft	297.20 sq m
Basement	650 sq ft	60.39 sq m
First floor offices	1,141 sq ft	106.00 sq m
Second floor office	1,144 sq ft	106.28 sq m
Total	6,134 sq ft	569.85 sq m

Planning

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457 200.



Uniform Business Rates

The property has been entered into the VOA Rating List 2026 with a rateable value of £61,500. This assumes occupation of the whole.

Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 743.

EPC

The property has an EPC Rating of D (87), which expires in November 2035.

Terms

The premises are available on a new full repairing and insuring lease from for a term to be agreed at a rent of **£65,000** per annum exclusive.

For details on the quoting rent for a lease of part, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

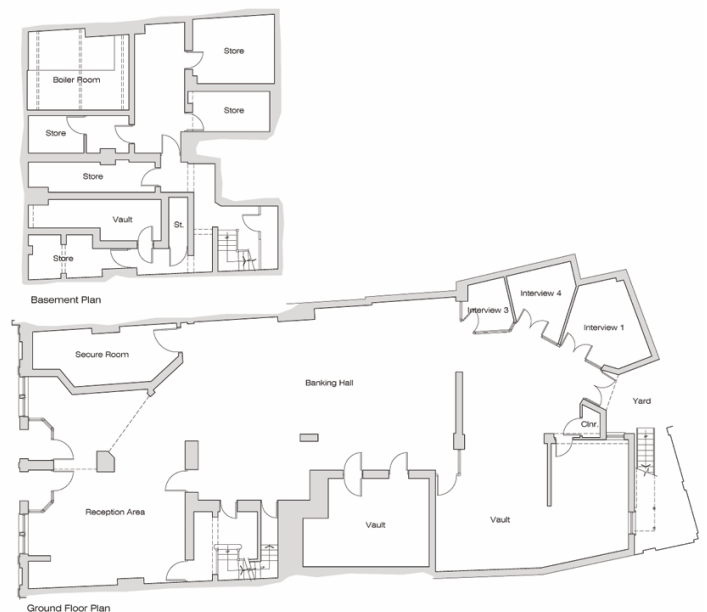
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

Tel: 01223 869 632

Email: freddie.wootton@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.