



3 Jubilee Walk, Haverhill

CB9 8DA

1231396/2025B



BTG
Eddisons

3 JUBILEE WALK

HAVERHILL, CB9 8DA



Agreement

To Let



Detail

Retail/ Leisure



Rent

On application



Size

119sq m (1,280sq ft)



Location

Haverhill, CB9 8DA



Property ID

1231396

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property is a two storey lock up shop unit, arranged over ground and first floors providing open plan sales space. The property is being comprehensively refurbished including new electrics, lighting, air cooling / heating, re-plastering, decoration, new kitchen and WC facilities. Loading access is via a small yard / car park to the rear of the property.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	58.8	630
First floor	60.2	650
Total NIA	119	(1,280)

Town & Country Planning

The property was previously used as a mixed use cafe, restaurant and wine bar under class Suis generis of the Use Classes Order. Interested parties are advised to make their own enquiries to the Local Planning Authority as to the suitability of their intended use of the premises.

Energy Performance Certificate

The property has an EPC rating of C (72). A copy of the certificate is available on our website.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: West Suffolk
Description: Bar and Premises
Rateable Value: £24,500 (2023 assessment)

The property will need to be re-assessed for business rates once split from Unit 2. Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

On application

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course

Location

Haverhill is a fast-expanding town located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex and Cambridgeshire borders. The town enjoys good road links via the A1307 to the A11 and the national motorway network beyond. London Stansted Airport is only 20 miles distant the town has a population of around 22,000. The property itself is located on Jubilee Walk, just off the High Street, a part-pedestrianised retail area within the town centre.





