



GENIUS GROUP

Specialist in leisure & retail property since 1994

NEWMARKET OPPORTUNITY

NEW LEASE - E CLASS USE

29 HIGH STREET, NEWMARKET, RM12 6AF



Description

Newmarket is situated in Suffolk, 12 miles east of Cambridge. The High Street is the location for a mixture of retail, food and leisure facilities and the subject property occupies a prominent location close to Wetherspoons, TK Maxx, Pizza Express and numerous other local independent retailers and restaurants. Newmarket railway station (Greater Anglia) is located approximately 0.6 miles from the premises.

The property is arranged over the ground, basement and first floors.

Ground	2,000 sq ft	186 sq m
Basement	800 sq ft	74 sq m
First	1,900 sq ft	177 sq m
Total	4,700 sq ft	437 sq m



Lease

The property will be available by way of a new FRI lease on terms to be agreed at a rent of £75,000 pa.

Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with Genius1Group:

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GENIUS GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

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