

**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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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](http://www.acuitus.co.uk)

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## 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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## 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	-	-
<b>Total</b>			<b>406.79</b>	<b>(4,377) (5)</b>			<b>£55,850</b>

(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).

**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](http://www.acuitus.co.uk)

**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](http://www.acuitus.co.uk)

# 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](http://www.acuitus.co.uk)

**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](http://www.acuitus.co.uk)

**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](http://www.acuitus.co.uk)

# 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](http://www.acuitus.co.uk)

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Mills & Reeve LLP**  
Botanic House 100 Hills Road  
Cambridge  
CB2 1PH

**Federico Baglioni**  
01223 659 009  
[Federico.Baglioni@mills-reeve.com](mailto:Federico.Baglioni@mills-reeve.com)

### Associate Auctioneers



**Bidwells LLP**  
25 Old Burlington Street  
London  
W1S 3AN

**Tom Handy**  
07442 779975  
[thomas.handy@bidwells.co.uk](mailto:thomas.handy@bidwells.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024