

**Lot 27, 24 Market Street, Newmarket,
Suffolk CB8 8EF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Freehold Former Bank/Change Of Use/Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Former Bank/Change Of Use/Development Opportunity

- Vacant former bank building
- Formerly let to Halifax at £40,000 p.a.
- Potential to immediately relet or change of use (subject to consents)
- Capable of immediate occupation with recent landlord strip out
- Close to Guineas Shopping Centre
- Nearby occupiers include Pizza Express, Starbucks, Greggs, and Boots
- VAT-Free property

Lot

27

Auction

26th March 2026

Vacant Possession

Status

Available

Sector

Retail, Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of a Charitable Trust

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 pedestrianised Market Street, a busy retailing thoroughfare connecting High Street to The Guineas Shopping Centre housing tenants such as B&M, Mountain Warehouse, Argos, Card Factory, Superdrug, Holland & Barrett and Costa. Other neighbouring occupiers include Pizza Express, Starbucks, Greggs, and Boots.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a former banking hall arranged over the ground floor with ancillary accommodation on the first floor. The property benefits from 7 car parking spaces in the service yard to the rear.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground First	Retail Ancillary	101.60 76.74	(1,094) (826)	VACANT
Total		178.34	(1,920)	

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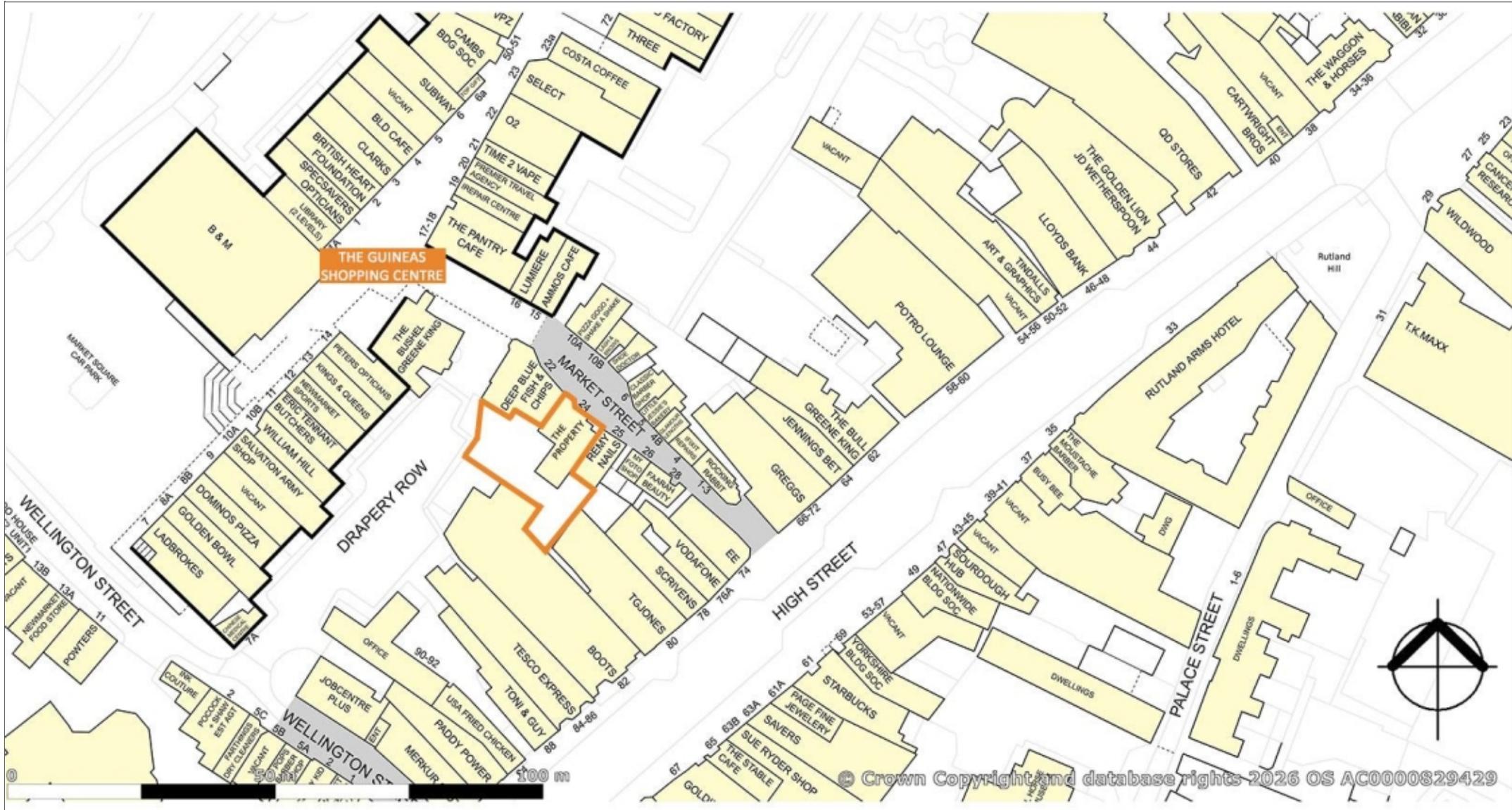
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2024