

Lot 19

£37,500 Per Annum
Exclusive

85 High Street, Newmarket, Suffolk CB8 8UG

Freehold Retail Investment (with future redevelopment potential)



Key Details

- Entirely let to Moons Toy Superstores Limited
- Includes site/car parking to the front
- **Future Change of Use/Redevelopment potential (subject to lease and consents)**
- **Attractive Grade II Listed Building**
- **VAT-free investment**
- **Town centre location with nearby occupiers including Boots the Chemist, WHSmith, Pizza Express, Greggs and Caffe Nero**

Location

Miles: 12 miles east of Cambridge
Roads: A11, A14
Rail: Newmarket
Air: London Stansted

Situation

Newmarket is a market town known globally for being the home of British horse racing, with the racecourse located about one mile from the property. The property is situated in a central location on the south side of High Street, close to retailers including Boots the Chemist, WHSmith, Pizza Express, Greggs and Caffe Nero.

Description

The property, which is Grade II Listed, comprises a three storey building arranged as a shop trading on the ground and first floors, ancillary accommodation arranged on the basement and second floors. The property benefits from a yard to the front with parking for approximately six cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

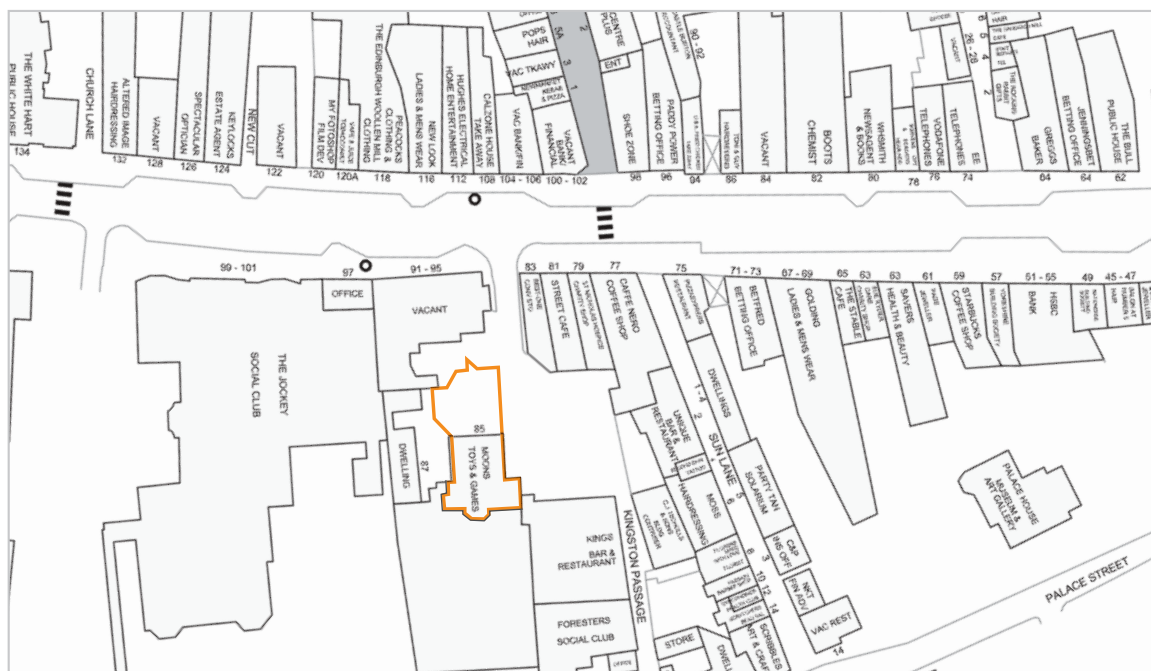
Energy Performance Certificate

See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	213.48 sq m (2,298 sq ft)	MOONS TOY	15 years from	£37,500
First	Retail/Ancillary	87.13 sq m (938 sq ft)	SUPERSTORES	21/01/2008 until	
Second	Ancillary	68.00 sq m (732 sq ft)	LIMITED (1) with a	20/01/2023 on a full	
Basement	Ancillary	58.80 sq m (633 sq ft)	personal guarantee	repairing and insuring	
			lease		
Total		427.41 sq m (4,601 sq ft)			£37,500

(1) www.moonstoystore.com. The tenant is currently paying a personal concessionary rent of £15,000 per annum.



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