

**TOWN CENTRE RETAIL OR OFFICE**

## Part Ground Floor

3 The Avenue, Newmarket, CB8 9AA

### Refurbished town centre office or retail unit

**562 sq ft**  
(52.21 sq m)

- Providing 562 sq ft (52.21 sq m) on the ground floor
- Newly refurbished to a high standard
- Prominent position in the town centre
- Available from December 2024

# Part Ground Floor, 3 The Avenue, Newmarket, CB8 9AA

## Summary

<b>Available Size</b>	562 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£4,840.30 per annum Based on the 1 April 2023 rating list
<b>Rateable Value</b>	£9,700
<b>Service Charge</b>	£360 per annum A minimum contribution of £360 + VAT per annum.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs. The ingoing tenant is to make a £350 +VAT contribution toward the Landlords legal costs.
<b>EPC Rating</b>	C (71)

## Description

The property comprises part of the ground floor of a larger building with prominent window frontage to The Avenue.

The available space comprises a front sales area or office with a rear office and kitchen/breakout area. The property has been refurbished to include new carpets, new LED lighting, electric wall mounted heaters and a new kitchen.

A single WC is provided on the lower ground floor accessed via a shared courtyard.

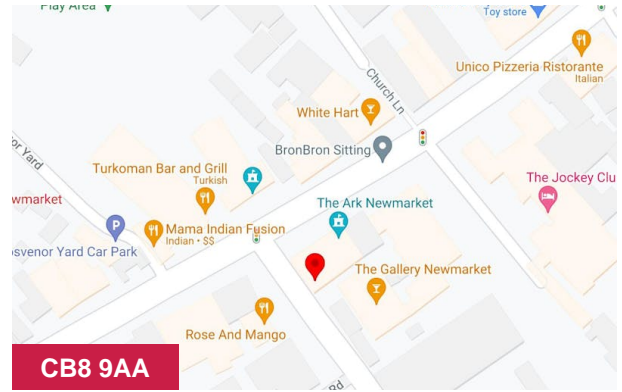
## Location

The property is prominently positioned on the corner of The Avenue close to its junction with Newmarket High Street. Tattersalls, The Jockey Club and all the towns amenity facilities are situated within a short walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales/office	562	52.21	Let
<b>Total</b>	<b>562</b>	<b>52.21</b>	



## Viewing & Further Information



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