

Office/A2/Class E unit to let

16 Black Bear Court
High Street,
Newmarket
Suffolk CB8 9AF



37.6 sq m (405 sq ft)

- Shop/office to let
- Central Newmarket location
- Available Spring 2021
- Car parking to rear for two cars

TO LET DUE TO RELOCATION

LOCATION

Newmarket is approximately 65 miles north of London, 18 miles to the East of Cambridge and 17 miles to the West of Bury St Edmunds.

The A14 provides access to the East Coast ports and connections to other major trunk roads such as the A11, M11 and A1. Newmarket railway station is on the Cambridge - Bury St. Edmunds - Ipswich rail line.

To find the property, proceed from the High Street onto Black Bear Lane and the property can be found on the right-hand side.

DESCRIPTION

The property totals 37.6 sq m (405 sq ft) and forms part of a modern mixed-use brick-built property with a glazed frontage with entrance door to side. The property has a laminated wood effect floor, suspended ceilings, fluorescent lighting, a small kitchen, rear lobby and wc. There is electric heating and a wall mounted air conditioning unit. The property is in good decorative condition.

There are 2 parking spaces.

AVAILABILITY

The property is available to let on a lease that expires in October 2023, so there is approximately 2.5 years remaining on the lease. The property is available from completion of legal formalities. A longer new lease may be available direct with the landlord if required.

RENT

The current rent passing is £7,000 per annum which equates to £17.28 per sq ft. Vat is payable on the rent.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas. Further details are available from the agent.

PLANNING

We believe the unit has permission for Office and A2 uses and the new Class E. Planning consent for the intended use should be checked with Forest Heath

District Council (01638 719000) prior to lease by the incoming tenant.

RATEABLE VALUE

£4,500.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

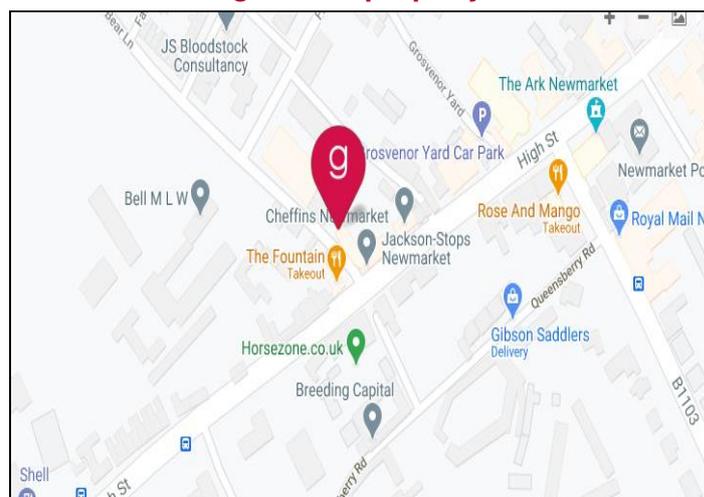
E 121.

VIEWING

By appointment only with
Johnny Goodman at Goodman Property
t: 01223 873195 or 07770 624769
e: jg@goodmanproperty.co.uk

VIEW ALL AVAILABLE PROPERTIES ONLINE AT

www.goodmanproperty.co.uk



PROPERTY MISDESCRIPTIONS ACT

Goodman Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- I. These particulars are set out as a general outline only for the guidance of potential lessees or purchasers and do not constitute, nor constitute part, of an offer or contract;
- II. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or lessees should not rely on statements or representations of fact but must fully satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. No persons in this the employment of Goodman Property has any authority to make or give any representation whatsoever in relation to this property;
- IV. All prices and rents quoted are exclusive of VAT (if chargeable).