

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Exciting Offices / Development Opportunity (STP)

### Prestigious Newmarket

58/60 High Street  
Newmarket  
Suffolk  
CB8 8LB

### For Sale / To Let



Unit 1 (Ground Floor Restaurant) – Pre-let

Unit 2 – Ground floor entrance, first and second floors of main building

Bank House – Self-contained offices / conversion opportunity (stp)

Unit 2 and Bank House available with vacant possession for sale or to let

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### Location/Description

The property is a substantial Grade II listed building of brick and slate construction comprising two properties fronting Newmarket's prime High Street together with a self-contained office building (Bank House) at the rear and a car park comprising approximately 12 car spaces.

The ground floor former banking hall and basement have now been leased to a PLC Restaurant/Bar operator.

Newmarket is situated close to the Suffolk/Cambridgeshire border and has one of the most affluent catchments in England. The town is the home of Guineas racing festival and the prime High Street includes a host of national multiple retailers, cafes, restaurants and bars including W H Smith, Boots, Next, Wildwood, Pizza Express, Costa and J D Wetherspoon.

### Accommodation

The property has the following approximate areas (all NIA);

Former banking hall/basement	-	Pre-let
New (LHS) ground floor entrance	-	Approx 175 sq ft
First floor offices	-	1,998 sq ft
Second floor offices	-	737 ft <sup>2</sup>
Bank House	-	1,156 ft <sup>2</sup>
<b>Total</b>	-	<b>4,066 ft<sup>2</sup> / 378 m<sup>2</sup></b>

Incorporating remodelled left hand side ground floor entrance and foyer, ladies and gents toilet accommodation (new), kitchen/staffroom and rear car park comprising approximately 12 car spaces.

### Services

We understand that the property has the benefit of all mains electricity, water, sewerage and telecoms. No services or service connections have been checked.

### Town Planning

The subject property comprises two Grade II listed buildings and in accordance with the Local Plan the property is situated in a central mixed use location.

The property had been occupied for many years as a banking hall with associated offices. The established use is within Class E (commercial, business and services) of the Town and Country Planning (Use Classes) Amendment (England) Regulations 2020. Planning and Listed Building Consent for conversion of the main banking hall for use as a high quality restaurant and bar.

For further information or potential changes of use please contact the local planning authority, West Suffolk Council on 01284 757675 or email [customer.services@westsuffolk.gov.uk](mailto:customer.services@westsuffolk.gov.uk).

### Rating Details

The property has the following rateable valuations (effective April 2026);

58-60 High Street - Ground Floor Entrance and First and Second Floors	-	£32,250
Bank House	-	£15,500

**Please note that a reassessment will be required following the pre-letting of the ground floor banking hall section.**

For details of reliefs, exemptions and any other queries please visit [www.angliarevenues.gov.uk](http://www.angliarevenues.gov.uk).

### RICS 1<sup>st</sup> Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm)

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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#### Energy Performance Certificate

The property has the following EPC's;

58-60 High Street - E118  
Bank House - E104

A copy of the EPC is available electronically entirely free of charge.

#### Terms

Unit 2 and Bank House are available either for sale or lease. Please contact the sole agents for further information. The property is not elected for VAT currently.

#### Viewing and Further Information

Please contact the sole agents;

AbbeyRoss Chartered Surveyors  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
E-mail: [brendan.bruder@gmail.com](mailto:brendan.bruder@gmail.com) or [brendan@abbeyross.co.uk](mailto:brendan@abbeyross.co.uk)  
Mobile: 07798 903977  
Contact: Brendan Bruder

#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

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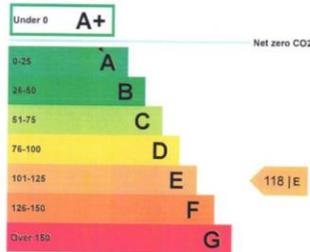
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58-60 High Street, Newmarket EPC

**Energy efficiency rating for this property**

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

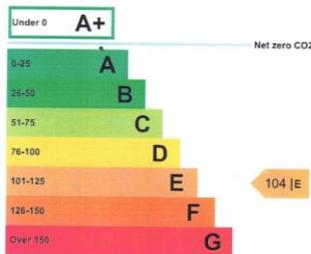
If newly built 20 | A

If typical of the existing stock 81 | D

Bank House, Newmarket EPC

**Energy efficiency rating for this property**

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built 23 | A

If typical of the existing stock 67 | C

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<p><b>LOCATION PLAN</b></p> <p>58-60 High Street Newmarket Suffolk CB8 8LB</p> <p><i>For identification purposes only</i></p>	Date	<p><b>AbbeyRoss Property Consultants</b></p> <p><b>01604 629988</b> 57a St Giles Street Northampton NN1 1JF</p>
	Scale: not to scale	
	Dwg. No.	
	Drawn: August 2024	

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