Phone 01604 629988 • **Fax** 01604 626247 • **Email** enquiries@abbeyross.co.uk
• **Website** www.abbeyross.co.uk

FOR SALE

Offices / Development Opportunity (STP)

58/60 High Street
Newmarket
Suffolk
CB8 8LB

High Street frontage

Bank House

High Street Entrance Unit 2

Unit 1 (Ground Floor Restaurant) – Pre-let to Loungers plc
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 for sale with vacant possession

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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 in total.

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 Waitrose, New Look, Boots, Clarks, Wildwood, Pizza Express, Costa, Holland & Barrett, Mountain Warehouse, Specsavers 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 (GIA = c. 507 sq ft including toilet blocks /hallway)
First floor offices	-	1,998 sq ft
Second floor offices	-	737 ft²
Bank House	-	1,156 ft²
Total	**-**	**4,066 ft² / 378 m²**

Incorporating remodelled left hand side ground floor entrance and foyer, ladies and gents toilet accommodation, kitchen/staffroom and rear car park comprising approximately 8 car spaces. The external area in front of Bank House (approximately 4 cars plus bins etc) is included in this sale.

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.

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

For details of reliefs, exemptions and any other queries please visit www.angliarevenues.gov.uk.

Tenure

Unit 2	-	Freehold subject to the benefit of 999 years lease of Unit 1 to the Vendors at £100 pa exclusive ground rent increasing.
Bank House	-	Freehold.
Notes	-	Unit 2 will have rights to access and parking for 8 vehicles at the rear.

RICS 1st 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

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.

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 for sale freehold with vacant possession. Please contact the sole agents for further information. The property is elected for VAT currently.

Guide prices are as follows:-

Unit 2 (Ground Floor entrance, foyer etc to High Street, First Floor offices, Second Floor Offices) + 8 parking spaces – offers in excess of £350,000 plus VAT

Bank House (including approximately 4 parking spaces) – offers in excess of £250,000 plus VAT.

Viewing and Further Information

Please contact the sole agents;

AbbeyRoss Chartered Surveyors
57a St Giles Street
Northampton NN1 1JF

Telephone:	01604 629988
E-mail:	brendan.bruder@gmail.com or 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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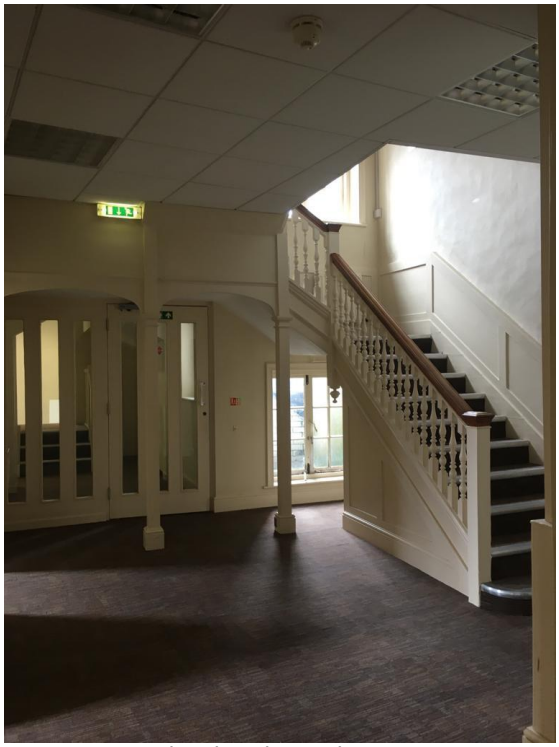
Interior First Floor Unit 2



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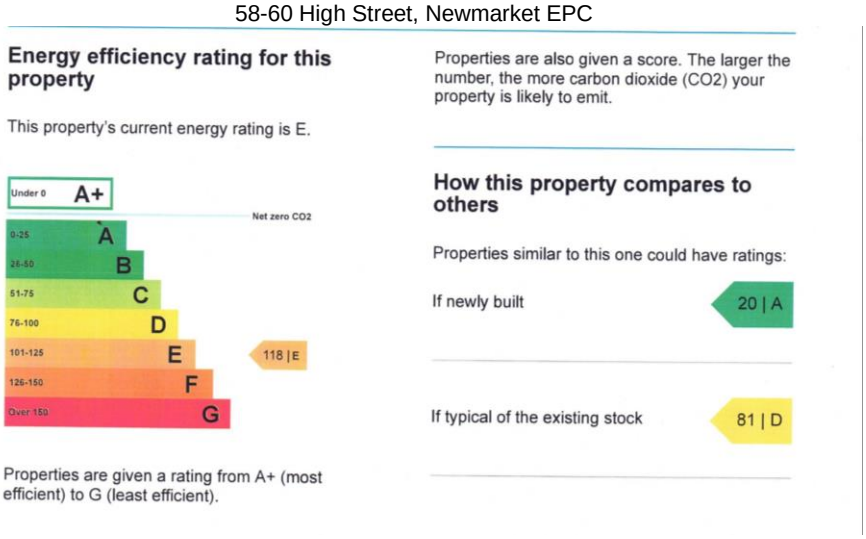
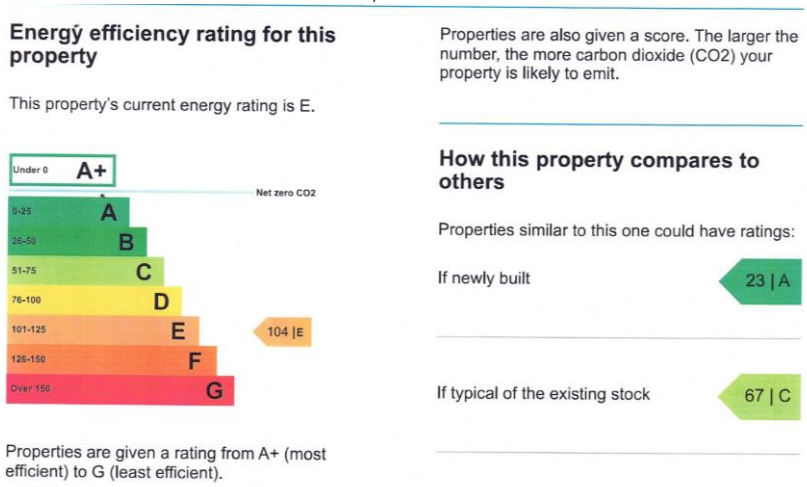
58-60 High Street, Newmarket EPC



Bank House, Newmarket EPC



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