



PROMINANT RETAIL UNIT

**121 Freshfields**  
Newmarket, CB8 0EH

## Neighbourhood Parade Retail Premises To Let

**574 sq ft**  
(53.33 sq m)

- Providing a total net internal area of 574 Sq Ft (53.33 Sq M)
- Previously traded as a café
- 100% small business rates relief for qualifying occupiers
- Parking available to the front of the property
- Suitable to a variety of occupiers

# 121 Freshfields, Newmarket, CB8 0EH

## Summary

Available Size	574 sq ft
Rent	£9,500 per annum
Rateable Value	£6,500 100% small business rates relief available for qualifying occupiers
Service Charge	£285 per sq ft Minimum annual contribution
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is required to Pay £350 plus VAT towards the landlords cost of producing the lease
Estate Charge	N/A
EPC Rating	D (76)

## Description

This property comprises a ground floor retail unit located beneath a block of flats. The building is of block and brick construction with a fully glazed frontage and single pedestrian door.

The main sales area features painted walls, vinyl flooring, a combination of LED spotlights and fluorescent lighting, and a fitted shop counter. To the rear is a single WC and kitchen/preparation area fitted with non slip commercial vinyl flooring.

Heating and hot water are provided by a gas combi boiler with radiators throughout.

## Location

The property is located on Freshfields, a predominantly residential area close to the town centre. It forms part of a small parade of four retail units with self contained flats above. The parade sits perpendicular to Taverham Way, the main access road serving the area.

Freshfields lies approximately 0.8 miles from the town centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	359	33.35	Available
Ground - Kitchen/ancillary	215	19.97	Available
<b>Total</b>	<b>574</b>	<b>53.32</b>	

## Planning

The property benefits from Class E planning consent. Permitted opening hours are 8am to 4pm Monday to Saturday. The unit is not permitted to operate on Sundays, bank holidays, or public holidays.



## Viewing & Further Information



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