

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)

## Preliminary Announcement

### Prestigious Newmarket

58/60 High Street  
Newmarket  
Suffolk  
CB8 8LB

**For Sale / To Let**



- Available Autumn 2023 – former Barclays Bank
- Banking hall, retail, offices with self-contained Bank House at rear
- Comprising 9,726 ft<sup>2</sup> (903 m<sup>2</sup>) plus parking
- Available with vacant possession either for sale or to let – may divide

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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 14 car spaces.

The property was previously occupied in its entirety by Barclays Bank.

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/retail	-	4,880 ft <sup>2</sup>
First floor offices	-	1,998 ft <sup>2</sup>
Second floor offices	-	737 ft <sup>2</sup>
Basement stores	-	955 ft <sup>2</sup>
Bank House	-	1,156 ft <sup>2</sup>
<b>Total</b>	-	<b>9,726 ft<sup>2</sup> / 903 m<sup>2</sup></b>

Incorporating lift to main buildings, ladies and gents toilet accommodation, kitchens, staff amenity. Rear car park comprising approximately 14 car spaces.

#### Services

We understand that the property has the benefit of all mains gas, 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 has been occupied as a banking hall with associated offices for many years. The established use is within Class E (commercial, business and services) of the Town and Country Planning (Use Classes) Amendment (England) Regulations 2020.

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 2023);

58-60 High Street	-	£86,500
Bank House	-	£9,600

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

The property is available either for sale or lease in whole or split. 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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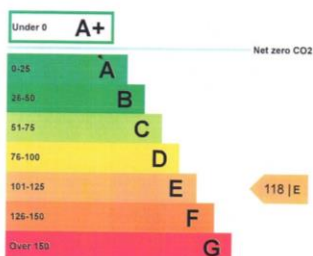
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58-60 High Street, Newmarket EPC

**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**

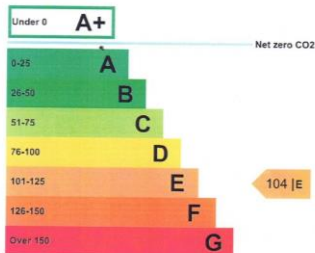
Properties similar to this one could have ratings:

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.



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**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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