



38 High Street
Newmarket, Suffolk, CB8 8LB

Retail Unit To Let - £1,200 per calendar month



Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

38 High Street

Newmarket | Suffolk | CB8 8LB

A14 (J37) 1.8 Miles | Cambridge 13.5 Miles | Bury St Edmunds 14.8 Miles

Retail unit in Newmarket Town Centre. Net Internal Area approx. 197.10 sqm (2,122 sqft). Nearby occupiers include Cartwright Bros, Waggon & Horses pub and TK Maxx.

LOCATION

The unit is located in Newmarket Town Centre. Nearby occupiers include Cartwright Bros, Waggon & Horses pub and TK Maxx. Newmarket is known as the headquarters of the British Horse Racing Industry and benefits from good shopping and leisure facilities. There is good access to the A14 and the railway station at Newmarket offers services to Cambridge and Ipswich.

38 HIGH STREET

The unit comprises of an open plan retail space, two store spaces, kitchenette and WC. The open plan retail space benefits from frontage onto the High Street, lighting, power sockets and carpet flooring.

NIA Floor Area: 197.10 sqm (2,122 sqft)

RENT AND AVAILABILITY

38 High Street £14,400 pa – Available

LEASE TERMS

The property is available on a new lease.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, drainage, and electricity. We have not tested any of the services or appliances.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (87)

BUSINESS RATES

Rateable Value: £22,500 RV 2023

Payable Rates: £11,227.50 per annum

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with West Suffolk Council regarding their rates liability.

PLANNING

The property is Grade II listed and within the conservation area. We assume that the property has planning consent for

Class E Retail use by virtue of its previous use. The property may be suitable for a variety of uses under Class E including: retail, restaurant, sports and recreation, medical and health services, creche and day nursery and research & developments. All interested parties should make their own enquiries with West Suffolk Council regarding the intended use.

LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

BOADBAND SPEED

Download speed up to 64-73 mbps (BT, 2026)

Upload speed up to 17-18 mbps (BT, 2026)

MOBILE COVERAGE

Indoor – Good – EE, O2 & Three (Ofcom, 2026)

Outdoor – Good – EE, O2, Three & Vodafone (Ofcom, 2026)

COSTS

Each party to pay their own legal or any other costs included in the transaction.

AGENT'S NOTES

Property particulars prepared February 2026.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight

Commercial

Contact: Harry Storey

Tel: 01284 748612

Email: hstorey@lsk.co.uk



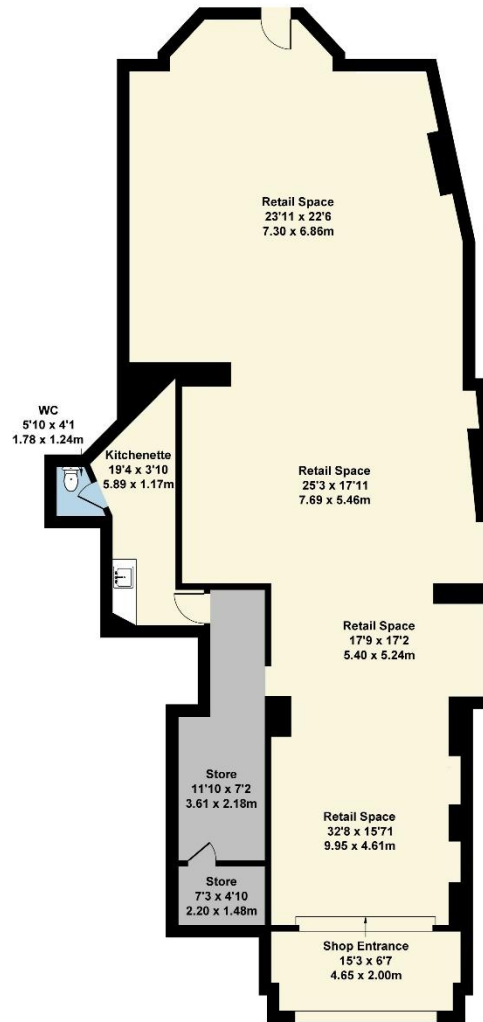
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition 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(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or a pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

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Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN