

Fitzroy Street, Newmarket, Suffolk

Prominent Commercial Freehold | Mixed-Use Potential

Pocock + Shaw

2 Fitzroy Street
Newmarket
Suffolk
CB8 0JW

A rare opportunity to acquire a prominent, characterful freehold commercial property in Newmarket, offering retail, modern office and storage space, with exciting potential for mixed commercial and residential use, including the creation of two flats, subject to the necessary planning permissions and consents.

Offers Over £375,000



















- Prominent corner-position freehold commercial property
- Ground-floor retail premises with additional rooms
- Modern first-floor office space with bathroom facilities
- Potential to create two residential flats, subject to consents
- Substantial loft with high roof and conversion potential
- Useful basement storage accommodation
- Excellent visibility to passing vehicles and pedestrians
- Off-road parking space
- Flexible commercial and mixed-use potential, subject to consents



A rare opportunity to acquire a characterful freehold commercial property in a prominent Newmarket location, offering flexible retail, modern office and storage space with exciting mixed-use potential.

Home to Anglia Gifts & Promotions for over 40 years, this distinctive building occupies a highly visible corner position at the junction of Rowley Drive and Fitzroy Street, overlooking St Mary's Church, with regular passing vehicle and pedestrian activity in the heart of Newmarket's horse-racing community.

The property presents an excellent opportunity for an owner-occupier seeking established commercial premises, while its flexible layout and modern first-floor office space with bathroom facilities also offer potential for conversion into two residential flats, subject to the necessary permissions.

A substantial loft with generous roof height provides further development possibilities, subject to planning permission & building regulations.

Equally, the property may appeal to investors and developers seeking a versatile Newmarket commercial property with potential for mixed use.









Total area: approx. 110.5 sq. metres (1189.9 sq. feet)



Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The property's flexible commercial layout offers potential for mixed commercial and residential use, including the creation of two flats. The substantial loft with generous roof height may provide further conversion opportunities. All proposals are subject to obtaining the necessary planning permissions, building regulations approval and other relevant consents.

FLOOR AREAS (APPROXIMATE)

Basement	**12.9 sq m / 139.1 sq ft**
Ground floor	**59.2 sq m / 637.0 sq ft**
First floor	**38.5 sq m / 413.9 sq ft**

Not including the loft space.

Total 110.5 sq m / 1,189.9 sq ft

Terms

The property is for sale freehold.
Offers over £375,000 are invited.
The premises is not opted for VAT

Costs

Each party will bear their own legal costs.

Rates

The property falls within West Suffolk Council. The rateable value for the retail shop is £4,500 pa.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors. We use an online identity checker that will cost £12 per person.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

Important Information

The property is freehold.
Local Authority, West Suffolk
The property is not in a conservation Area.
The property is in a very low flood risk area.
Mobile coverage
EE, Vodafone, Three, O2 with service.
Broadband
Basic, 18 Mbps - Superfast, 80 Mbps - Ultrafast, 1800 Mbp

EPC: D - 85

Viewing OPEN VIEWING ONLY - on SATURDAY 12 DECEMBER | 10AM - 12.30PM. For a guided tour please contact the office to arrange your on time slot on this day.







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested



2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk