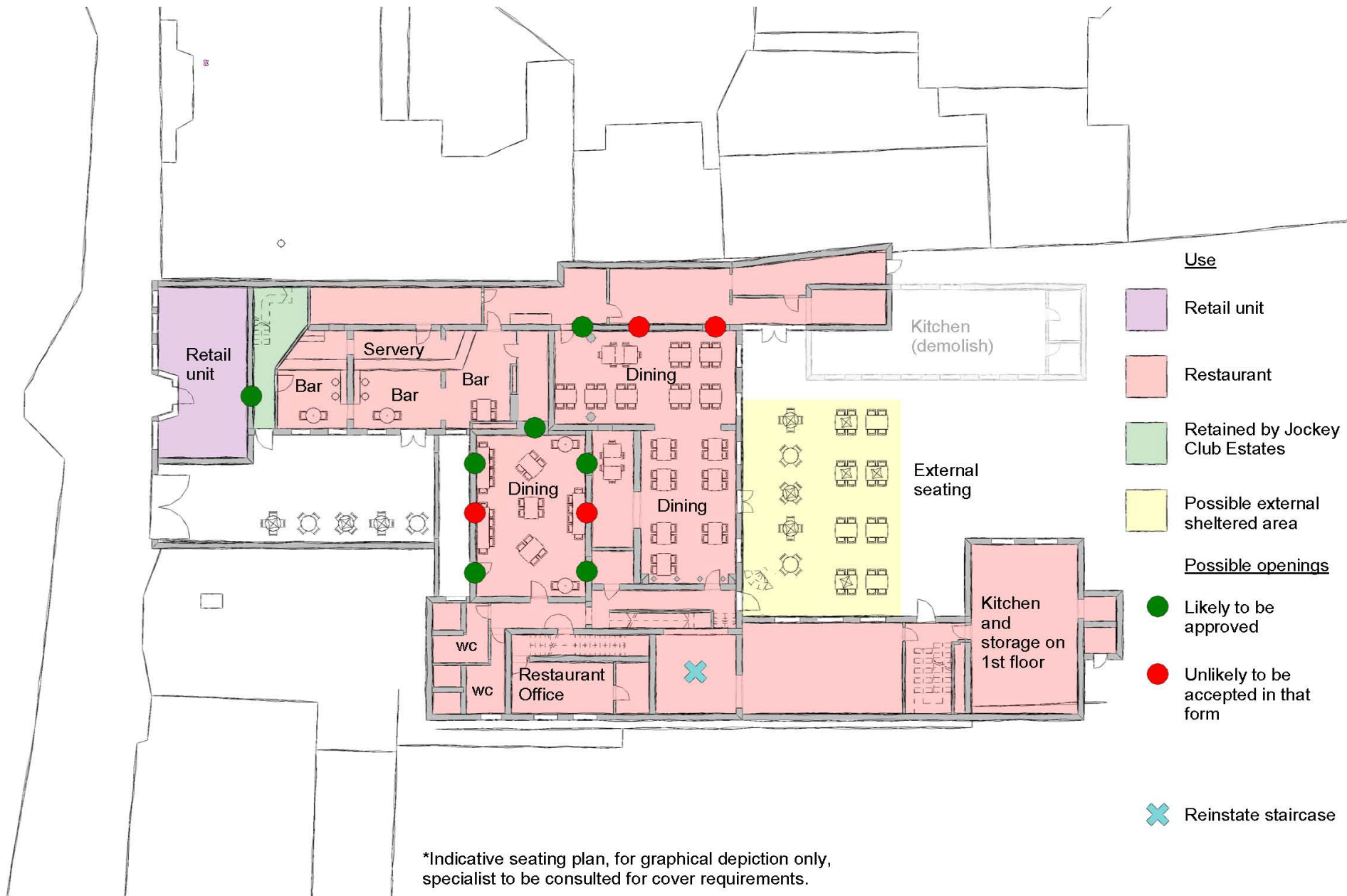


RESTAURANT TO LET

The Subscription Rooms, 99 High Street, Newmarket, CB8 8JH





Use

- Retail unit
- Restaurant
- Retained by Jockey Club Estates
- Possible external sheltered area

Possible openings

- Likely to be approved
- Unlikely to be accepted in that form
- Reinstate staircase

*Indicative seating plan, for graphical depiction only, specialist to be consulted for cover requirements.

NOTES
 Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.
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client:	Jockey Club	drawn:	--	chk'd:	--	date:	Oct 2017	scale @ A3:	1 : 200
project:	Old Museum	discipline:	ARCHITECTURE	rev.	--	status:	--		
dwg title:	Ground floor plan restaurant layout	project no.:	--	dwg no.:	--	rev.	1		

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 bidwells.co.uk

1	15/08/18	Revised plan layout		
rev.	date	description	Issued by	chk'd

An excellent opportunity to rent a character building with interesting internal features, potential for a garden extension, re-configuration to create a restaurant to benefit from Newmarket's expanding population and growth in tourism.

- Cambridge – 12 miles east
- Bury St Edmunds – 18 miles west
- Ely
- Newmarket railway station serves Cambridge/London as well as Bury St Edmunds, Ipswich.
- The town is adjacent to the A11/A14 and its links to the M11.

Enquiries

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01223 841841

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07442 634355

Matt.hallam@bidwells.co.uk



Circa 1896

THE ROOMS FROM THE LAWN.

Copyright—“Racing Illustrated.”

In Brief

- Near to WH Smith, Boots, Santander
- A1/A3 Use
- Adjacent to The Jockey Club Rooms

Location

Newmarket is a strong historic market town in Suffolk 12 miles east of Cambridge and 18 miles west of Bury St Edmunds. The town has good access to the A14, A11 and M11 and Newmarket Rail Station provides connections to Cambridge (23 minutes) and London (1 hour 20 minutes). Stansted Airport is 30 miles away.

Tourism is predominantly via the horse racing industry is very important to the town. It was estimated in 2015 that there were over 340,000 annual visitors to the two race courses and it is reported this has grown. There are 40 fixtures each year.

The current town population is over 21,000 but the town supports a wide catchment area.

The Subscription Rooms are located at 99 High Street situated on the southern side of the High Street which is Newmarket's main retail thoroughfare. It is in the proximity of Palace House National Heritage Centre for horseracing and sporting art which is one of the main visitor attractions in the town and adjacent to the Jockey Club Rooms, a private members club and events venue.

Description

The subject property has a very interesting and varied history. In the mid nineteenth century, betting men would meet at the Subscription Rooms after racing. The rooms were restored c 1980 and then became the Horseracing Museum until its recent relocation to the new Palace House National Heritage Centre, a short distance from the subject property.

The main building is 2 story with a single-story extension.

Accommodation

The property comprises the following approximate gross internal areas.

There is flexibility in the space to let:

	M Sq	Sq ft
Ground Floor	608.5	6,550
First Floor	376.0	4,050
Shop	48.0	520.0

This could include the small shop unit fronting the High Street.

Benefit from a garden/outdoor seating, car parking servicing.

The property will benefit from both car parking and servicing from the rear.

Terms

The units are available on effective full repairing and insuring leases for a term to be agreed to 5 yearly upward only rent reviews.

Rent

Terms upon request.

Exclusive of VAT, business rates and service charge.

Planning

Informal discussions have been held with the local authority who would be supportive to a restaurant use.

Business Rates

To be assessed upon completion.

Service Charge

There will be a service charge to cover insurance, maintenance and repairs of communal areas, further details on request.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Value Added Tax

All figures exclusive of VAT.

EPC

Further information upon request.

Postcode

CB8 8JH

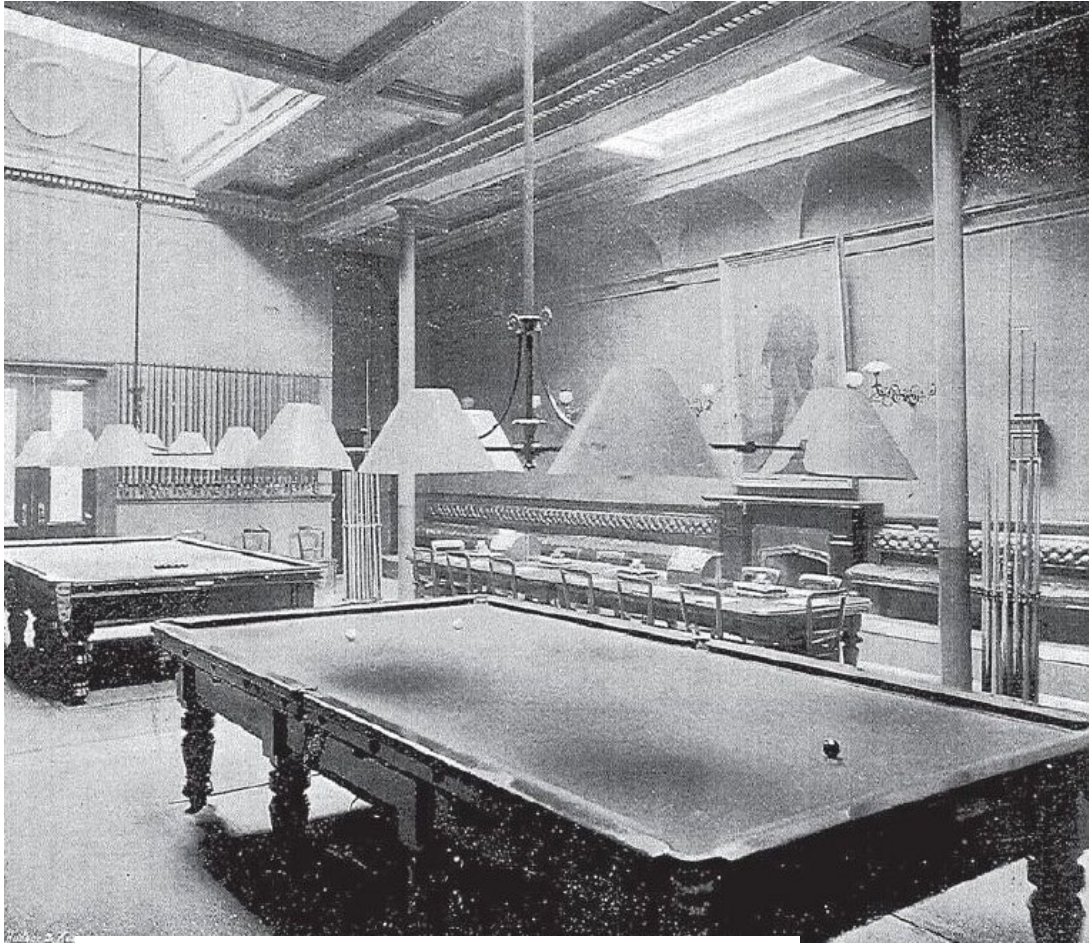
The Card Room



Circa 1896 – Photo from Racing Illustrated



The Billiard Room



Circa 1896 – Photo from Racing Illustrated



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Existing First Floor Plan



REV	DATE	BY	DESCRIPTION	Checked

INFORMATION	Project Number	15-0406	A01-03 Drawing Number
	Project	Newmarket - Horse Racing Museum - Feasibility for Library 8 Russell Road Ipswich	
	Scale	1:100	
	Drawn	GB	
	Assistant	Glen Bickers	
	Date		
email: glen.bickers@concorus.co.uk		Tel: 01472 280727	

Pasted Image #11.jpg
8 Russell Road - Ipswich - Suffolk - IP1 2BX

Plan 3 Old Racing Museum Site - Masterplan



Viewings

Viewing is strictly by appointment. If you would like to view the property, please contact **James Lankfer on 01223 559 558** or **Matt Hallam on 07442 634355** to arrange an appointment.

Interested parties must be accompanied on site at all times, as organised by prior appointment and in the presence of an employee of Bidwells or representatives of the Seller.

Photographs

The photographs in these particulars were taken in October 2018. Any fixtures, fittings or equipment shown are not necessarily included in the sale.



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