

**TO LET – CAFE**  
**THE NATIONAL STUD, NEWMARKET**

  
**BIDWELLS**



Single Story building for use classes A3/A4/A5  
Restaurant and Cafes

**Property Summary**

- Car parking and outdoor space
- Good access to the A11 and A14
- Available to let as a whole
- EPC D

2529.52 sq ft (235 sq m)

**Enquiries**

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Please read Important Notice on the floor plan page



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**THE NATIONAL STUD,**  
**NEWMARKET CB8 0XE**



## Location

The site is located 2.6 miles west of Newmarket off the A1304. It is 12 miles east of Cambridge and is well connected to the road network with easy access to both the A11 and A14.

The site is approximately 2.7 miles from Newmarket Train Station which lies on the Ipswich-Ely line with a branch to Cambridge and onward travel to London.

**what3words:** ///inflamed.drill.archives

## Description

The site comprises a simple open plan dining/retail space with a serving area, a kitchen/prep room and 3 smaller rooms used for storage and office space. There are both staff and public W/Cs. There is a decking area for outside seating and some grass space between the building and car park. The site is fully accessible.

There is a large car park to the north of the building which can be utilised by customers.

This is a unique opportunity for a business to occupy a site with great potential for a thriving café/restaurant. Due to its proximity of the July Racecourse, the location is very popular with dog walkers, cyclists, local people, the racing industry as well as those signed up to a Discover Newmarket tour which runs twice a day Friday-Sunday.

Please note: The floor plan not up to date but is included to show the approximate layout of the building – please arrange a viewing.

## Accommodation

The site is available to be let as a whole.

## Terms

The property is available by way of a new lease directly with the landlord on terms to be agreed.

## Rates

To our knowledge, the property is not currently rated. Should this change, for the year commencing 1 April 2024, rates payable are normally charged at 51.2p in the pound.

## Services

The buildings are connected to mains water and electricity, with oil fired heating. Foul is via a shared septic tank.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Bidwells Rural Agency on 01223 559352.

## Anti-Money Laundering

To comply with the Money Laundering Regulations 2017 and 2019, once an offer is accepted the Tenant(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

## Health & Safety

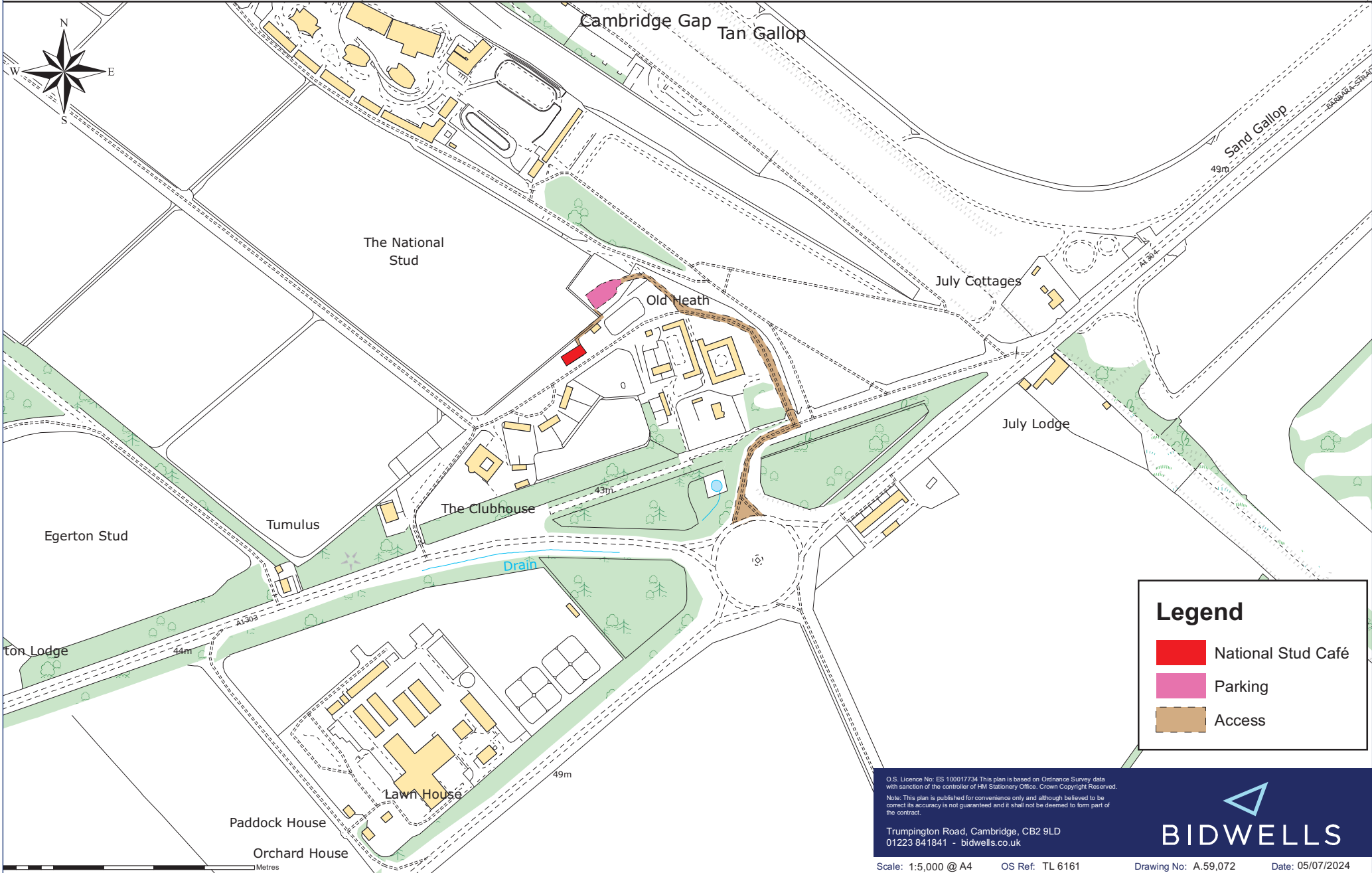
Please be as vigilant as possible for your own personal safety when making an inspection of this property.

## Photographs, Fixtures & Fittings

The photographs in these particulars were taken in February 2024. Only those fixtures and fittings described in the details are included in the lease.



# National Stud Café, Newmarket Racecourse



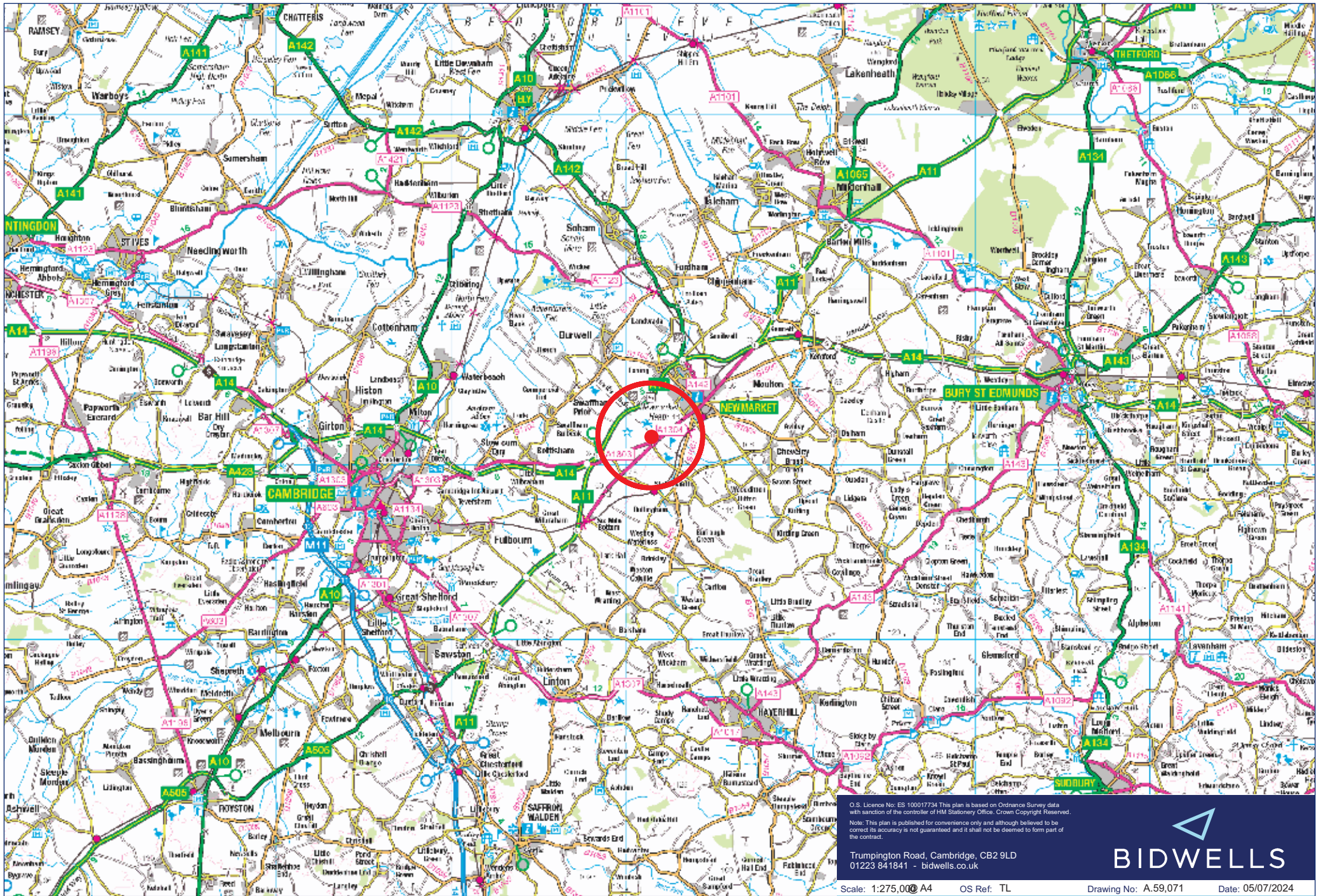
**Legend**

- National Stud Café
- Parking
- Access

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 Scale: 1:5,000 @ A4 OS Ref: TL 6161 Drawing No: A.59,072 Date: 05/07/2024



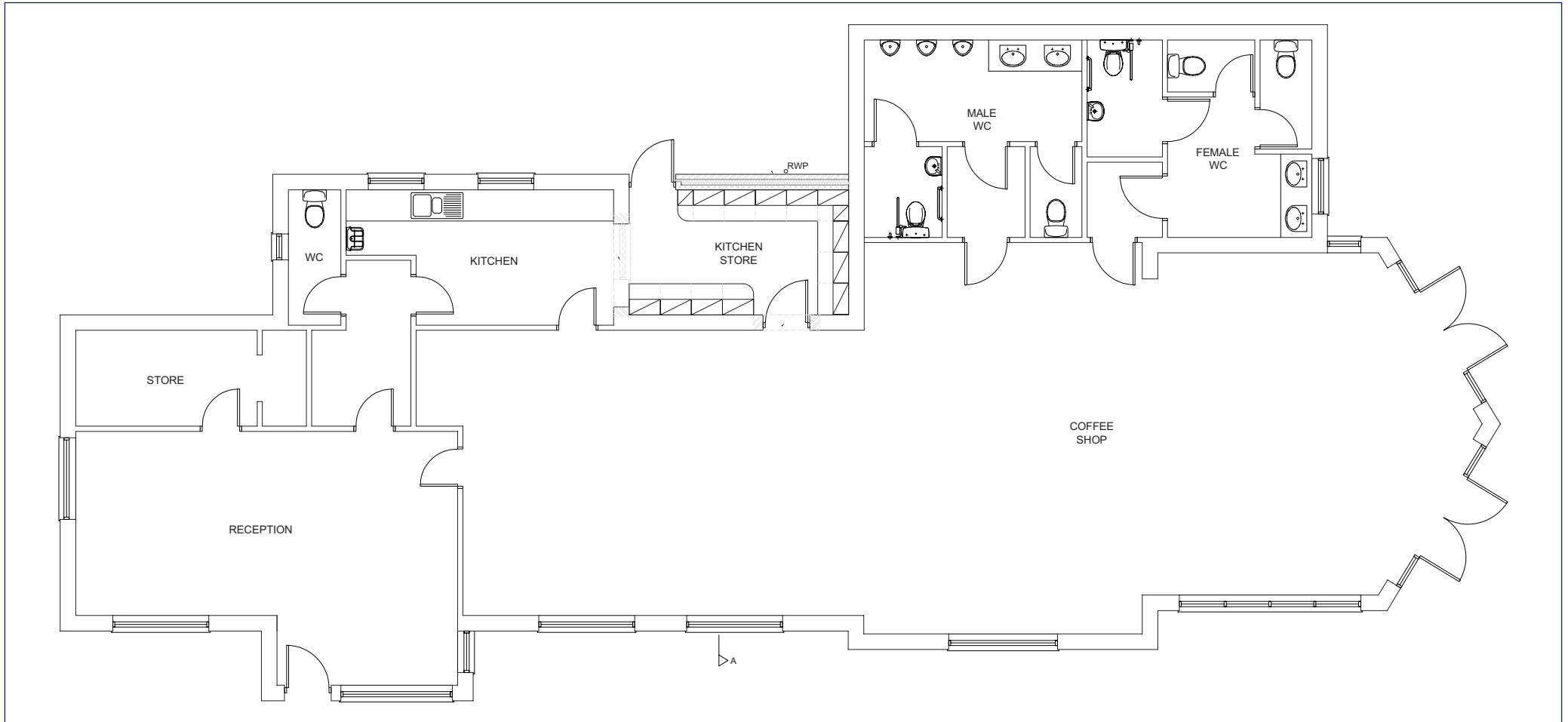
**BIDWELLS**



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