



Location

The Guineas Shopping Centre
Newmarket CB8 8EQ

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TheGuineas

Shopping Centre | Newmarket

Occupiers Include

Argos

OneBeyond

Clarks

Specsavers

ceX

COSTA

Superdrug

cardfactory

MOUNTAIN
WAREHOUSE

bm

Boots

Site Plan

[View on Google Maps](#)

- Available Units
- Units Under Offer



46 units

Plus a Medical Centre, Library & Offices

Newmarket's leisure offer includes restaurants such as **Unico & Ammos**

458

Car parking spaces

13 miles

east of Cambridge

40,000 sq ft

Town centre **Waitrose** and **Premier Inn** adjacent to scheme

The Guineas is situated in the heart of this historic market town

Key stats



Unit 9

Under Offer

Area - Ground	1,047 sq.ft	97.27 sq.m
First	778 sq.ft	72.28 sq.m
Rent	Under Offer	
Rateable Value	£13,250	
Service Charge	£12,904 pa	
EPC	E	



Unit 23

Area	1,814 sq.ft	168.52 sq.m
Rent	£45,000 pax	
Rateable Value	£42,250	
Service Charge	£12,826 pa	
EPC	E	



Unit 55

Area - Ground	1,423 sq ft	132.9 sq.m
First	822 sq ft	61.8 sq.m
Rent	£32,500 pax	
Rateable Value	£25,500	
Service Charge	£13,093 pa	
EPC	E	



Unit 69

Under Offer

Area - Ground	1,188 sq.ft	110.4 sq.m
First	665 sq.ft	61.8 sq.m
Rent	Under Offer	
Rateable Value	£24,250	
Service Charge	£11,066 pa	
EPC	E	



Available Opportunities at The
Guineas Shopping Centre

Description

The Guineas Shopping Centre occupies a prime position at the heart of Newmarket town centre, providing the principal retail destination within this internationally renowned market town. Comprising over 125,000 sq ft of retail and leisure accommodation, the scheme offers a strong mix of national multiples and independent operators, attracting consistent footfall throughout the year.

The centre anchored by a several national retailers including Mountain Warehouse, Boots Opticians, Argos, Superdrug, B&M, OneBeyond, Card Factory, Three, Costa, Clarks, Specsavers, Holland & Barrett alongside a variety of good quality regional occupiers. In addition, The Guinea benefits from a diverse food and beverage offer, creating a well-rounded shopping experience for visitors.

As the dominant retail scheme in Newmarket, The Guineas serves both the local population and the town's significant visitor economy, driven by its global reputation for horse racing and bloodstock industries.

Location

Newmarket is an affluent and historic market town located in Suffolk, approximately 13 miles east of Cambridge and 15 miles west of Bury St Edmunds. The town is internationally recognised as the headquarters of British horseracing, attracting visitors, tourism and investment from across the UK and beyond.

The Guineas Shopping Centre is centrally located within the town, benefiting from strong connectivity via the A14, which provides direct access to the M11 and wider national motorway network. Newmarket railway station offers regular services to Cambridge, Ipswich and London, while London Stansted Airport is approximately 35 miles to the south.

The town's strong demographic profile, combined with a steady influx of visitors and a well-established local catchment, makes Newmarket a highly attractive location for retailers and leisure operators alike.



Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Anti Money Laundering & Sanctions

Anti Money Laundering and Sanctions checks will be carried out on all transactions in accordance with HMRC guidelines.

Further Information

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Subject To Contract

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