



KINGSTON PASSAGE

10

**6, Park Lane**  
**Newmarket CB8 8AX**  
**Guide Price £400,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 6, Park Lane, Newmarket CB8 8AX

A substantial Grade II Listed period property prominently positioned in the heart of this renowned horseracing town, presenting an exceptional mixed-use investment opportunity with both established commercial income and strong residential returns.

Arranged over three floors, this characterful and versatile property offers a rare combination of retail and residential accommodation, making it an ideal acquisition for investors seeking a high-yield asset with future growth potential. The building is currently configured to provide three separate commercial units to the ground floor together with a well-established five-bedroom HMO residential arrangement above.

The commercial element comprises:

Shop 1 – currently occupied as a busy barber shop

Shop 2 – currently trading as a hairdressing salon

Shop 3 – currently vacant, offering immediate letting potential or flexibility for owner occupation

The upper floors provide a five-bedroom HMO consisting of individual bedsits with shared kitchen and shower room facilities, generating consistent residential demand within this sought-after market town.

Combining both commercial and residential income streams, the property is capable of generating an annual income in the region of £50,000 per annum, offering an attractive yield and excellent long-term investment prospects. The vacant commercial unit also provides scope to further enhance rental income and overall asset value.

Situated within a prime central location close to local amenities, transport links, and the town's thriving retail and hospitality sector, this is a rare opportunity to acquire a prominent freehold investment with substantial character, multiple income streams, and significant potential.

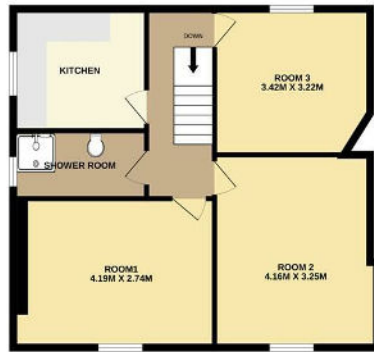
For further information or to arrange a viewing, please contact a member of the sales team on 01638 560221.



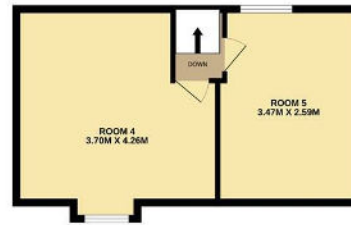
GROUND FLOOR



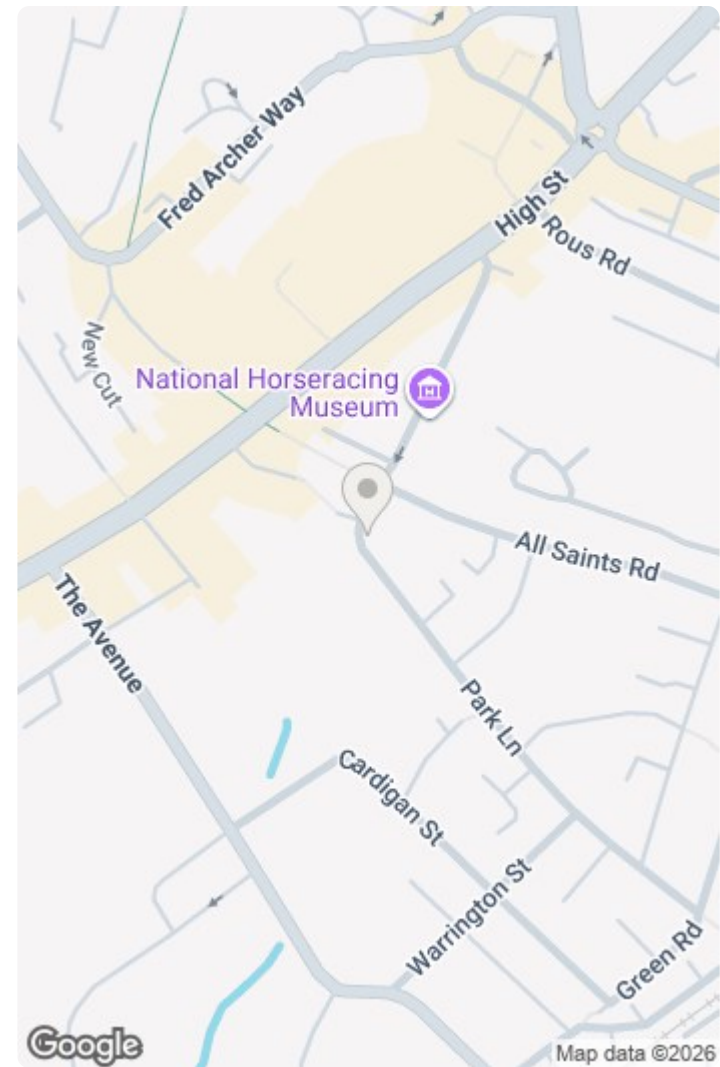
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

