



KINGSTON PASSAGE

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

MA
Morris Armitage
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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.

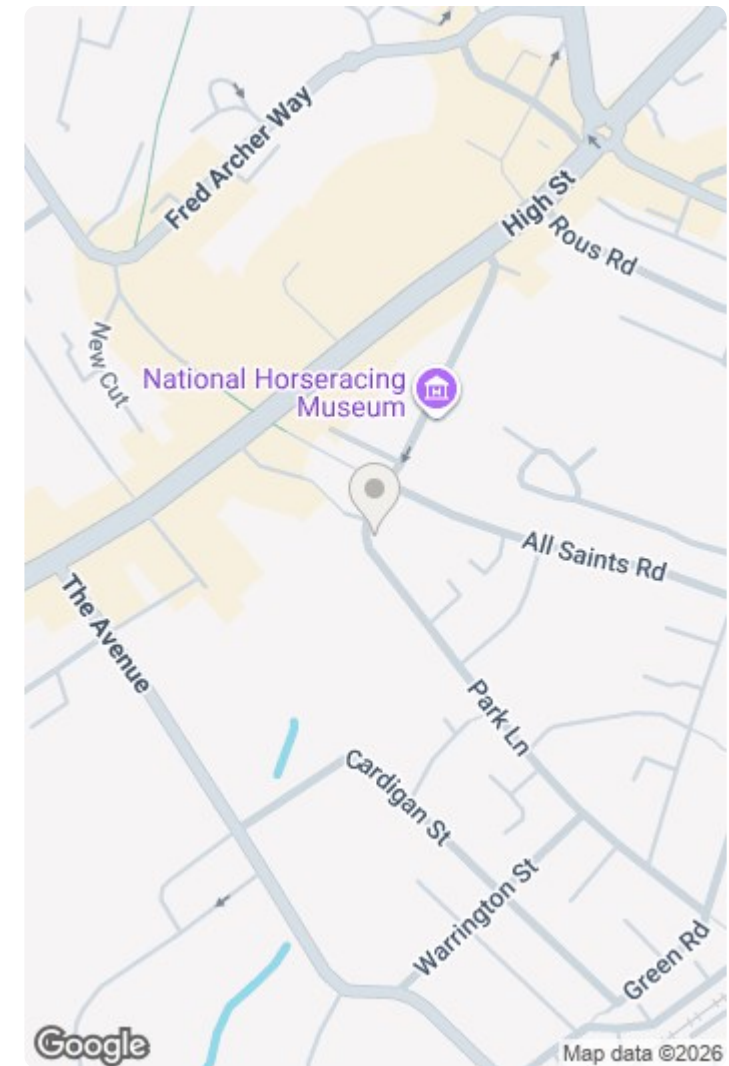
Situated within a prime central location close to local amenities, transport links, and the town's thriving retail and hospitality sector, this is a rare opportunity to acquire a prominent freehold investment with substantial character, multiple income streams, and significant potential.

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





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