

# TO LET

## The Main & Sistaan Yards, Egerton House Stables, Newmarket

An outstandingly well placed training or pre-training facility with 69 boxes  
with the use of their own gallops

NEWMARKET 2.5 MILE • CAMBRIDGE 10 MILES • BURY ST EDMUNDS 18 MILES

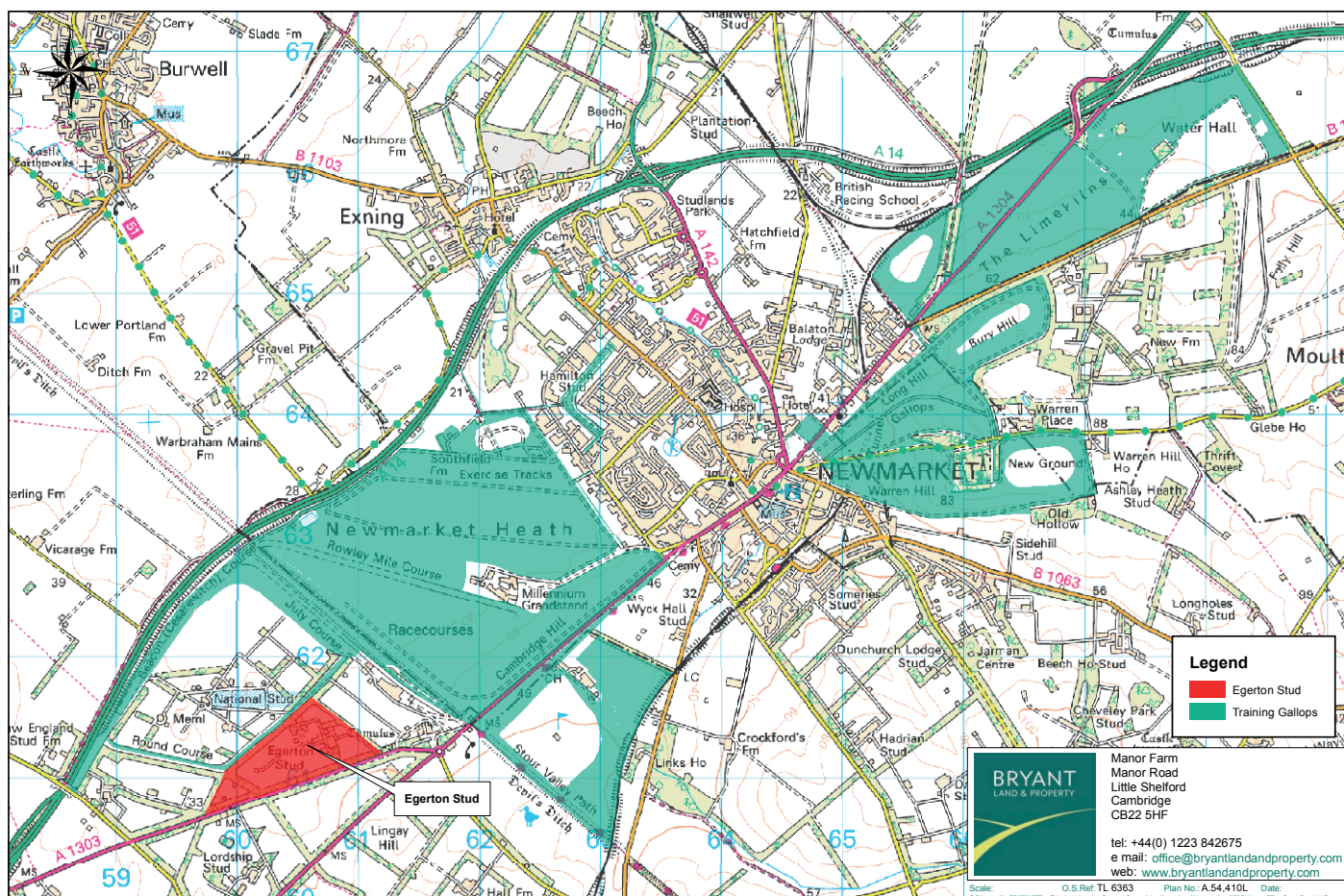


**BRYANT**  
LAND & PROPERTY



**WINDSOR CLIVE**  
INTERNATIONAL





## FEATURES

- Up to 69 boxes
- 2 Cottages
- Horse walker
- Lunge ring
- 7½ furlong woodchip gallop
- Trotting ring
- Grass gallop of around 5 furlongs
- Paddock of around 2 acres
- Access to the July Course gallops (*by separate agreement*)

The Main and Sistaan Yards at Egerton House Stables is exceptionally well placed for the racehorse trainer or large scale pre-trainer seeking to be in the vicinity of Newmarket.

The property is well equipped with extensive woodchip, grass and all-weather gallops, lunge ring, use of a horse walker, a 2 acre paddock and 69 boxes.

The cottages are a three-bedroom semi-detached cottage adjacent to the yard and a two-bedroom gate lodge at the entrance to the property.

## GENERAL REMARKS

### Directions

From the July Course roundabout, take the A1303. The entrance to Egerton House Stables is after half a mile on the right. Access to the main yard is signed.

**Whatthreewords:** ///denote.frog.celebrate

## Services

Private water supply and drainage, mains electricity. Both cottages have oil fired central heating.

**EPC:** both cottages are rated E.

**Council Tax Band:** both cottages C.

## Lease Terms

A commercial lease protected by The Landlord and Tenant Act 1954.

## Rent

£120,000 per annum, to include accommodation, gallop fees and property maintenance.

## Maintenance

The landlord will carry out regular maintenance including grass cutting, strimming, minor repairs etc. This is included in the annual rent.

## Gallops

The gallop will be maintained by the landlord, and this is included in the annual rent. Access to the adjacent Jockey Club Estates training grounds is by individual agreement. For further details contact Jockey Club Estates on **01638 664151** or **estates@thejockeyclub.co.uk**.

## Business Rates

Approximately £22,000 per year. Business rates will be paid by the landlord and recharged to the tenant.

## Term

3 or 5 years.



## VAT

VAT is charged on the rent.

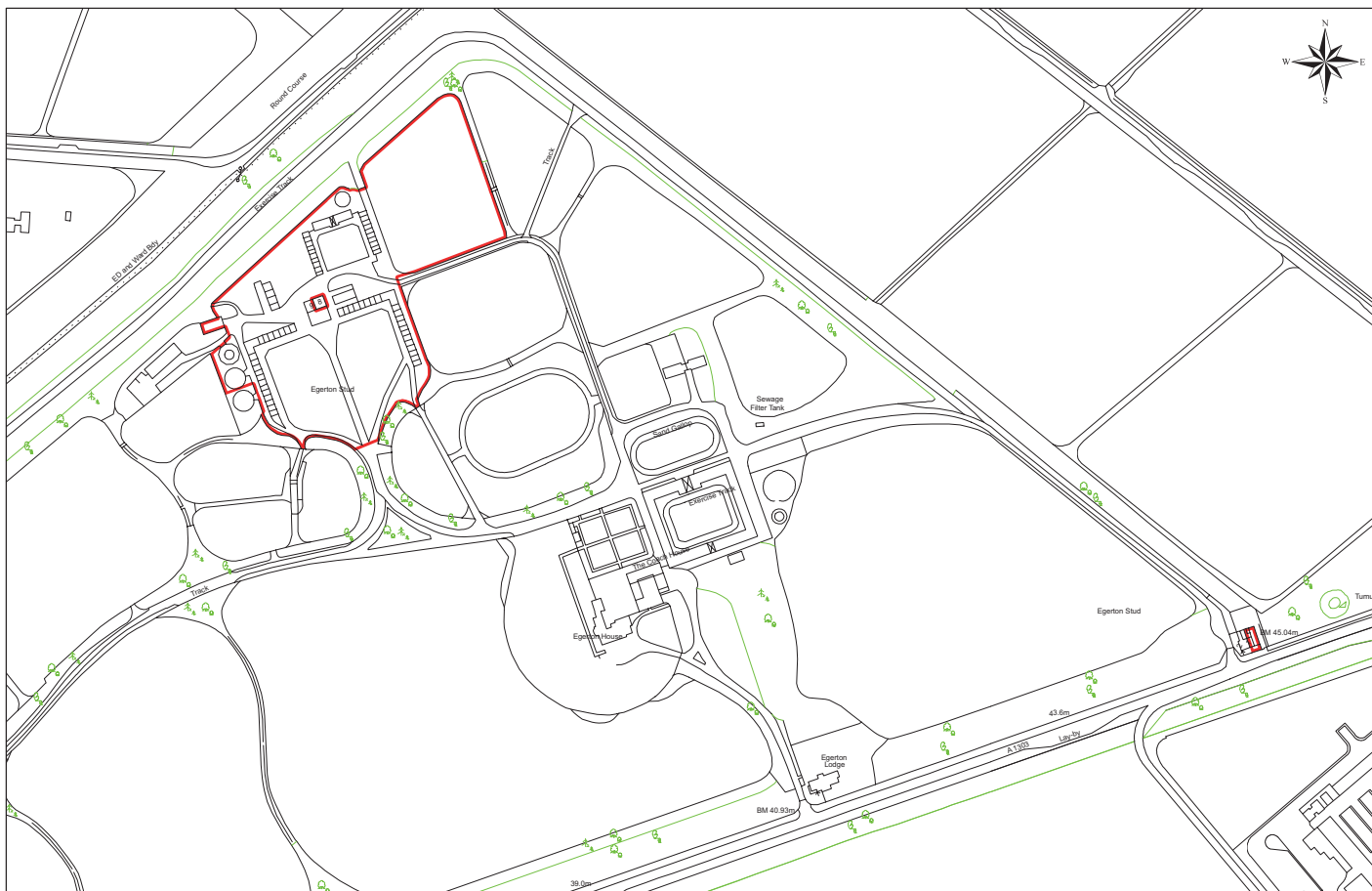
## Insurance

The Tenant shall maintain their own public liability to

£10,000,000. The Landlord shall insure the buildings and reclaim the cost of the insurance from the Tenant.

## Availability

Available July 2023.





## Joint Letting Agent

Windsor Clive International

**Tel:** +44(0) 1672 521155

**Email:** [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk)

## Viewing

**By appointment with the agent:** Bryant Land and Property on **+44 (0)1223 842675** or **[enquiries@bryantlandandproperty.com](mailto:enquiries@bryantlandandproperty.com)** or Windsor Clive International on **+44 (0) 1672 521155**.

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