



CALIBRE  
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PREMIER CARS

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An aerial, top-down view of a large residential or commercial building complex. The building is a long, rectangular structure with a flat roof. Surrounding the building is a large parking lot filled with numerous cars of various colors. The image is dark and has a high-contrast, almost monochromatic appearance, with the text overlaid in white.

## REDIFINING YOUR INVESTMENT JOURNEY

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With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.



JOHNSONS



46 Exeter Road  
**Newmarket, CB8 8LR**

### Property

- Warehouse / storage facility, Exeter Road, Newmarket, CB8 8LR
- Total site area: 33,820 sq ft
- GIA: 15,702 sq ft
- Use Class B8 (storage & distribution)
- Currently used for furniture storage and delivery

### Tenure & Ownership

- Freehold, held in personal name
- Available with vacant possession or subject to existing lease.

### Tenancy

- Tenant: Royce Furniture Ltd
- Lease term: 20 years from 1 April 2023 to 31 March 2043
- Passing rent: £150,000 per annum
- Rent payment: monthly in advance
- Rent reviews: every 5 years, open market basis

### Financial

- Initial yield: 10% on passing rent
- VAT: property is elected for VAT — buyers to take TOGC advice
- SDLT: standard commercial rates apply

### Offers in the region of:

£1,500,000

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## DESCRIPTION

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**A substantial freehold warehouse in the heart of Newmarket's commercial quarter, offered off-market for four weeks prior to public release.**

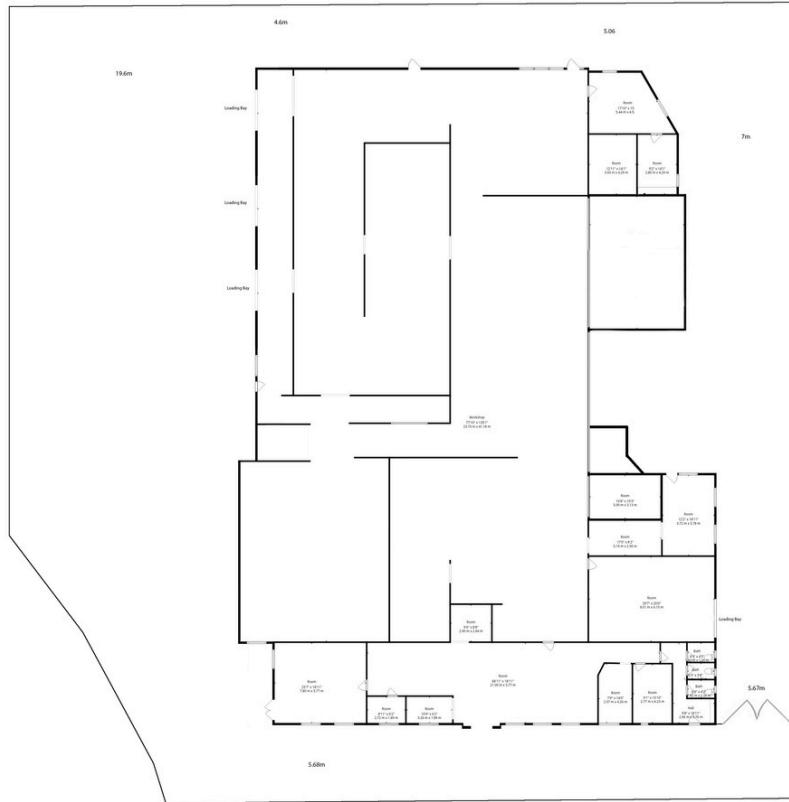
Producing £150,000 per annum on a new 20-year lease, this is a straightforward, long-income acquisition with open-market rent reviews every five years. The vendor is willing to remain in occupation or provide vacant possession — giving buyers flexibility on day one. At £1,500,000, the property represents a clean entry into a well-let commercial asset with a significant site area and room to grow.



FLOORPLAN



46 Exeter Road CB8 8LR  
Gross Internal Area:  
15702 Sq.foot - 1459 Sq.meters



Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan, measurements of doors, windows, rooms & Sq Footage are approximate. For Identification Purposes only.  
The actual property will vary. This plan is not to be used as part of your decision to buy or rent. Prior on application for a 90-day Licence to use this lettings plan ©2024/25. Not to scale.

IMAGES





## LOCATION & TRANSPORT

## Newmarket, Suffolk

Newmarket sits on the Suffolk and Cambridgeshire border, approximately 13 miles east of Cambridge and 35 miles north of London Stansted Airport. It is one of the most recognised market towns in the East of England, best known as the global centre of the horse racing industry but underpinned by a broad and resilient local economy.

The town benefits from strong road connectivity via the A14, linking directly to Cambridge, Bury St Edmunds, and the wider national motorway network. Newmarket train station provides regular services into Cambridge and London Liverpool Street. The commercial property market in Newmarket is characterised by limited supply and consistent occupier demand, particularly for industrial and warehouse accommodation. The town's proximity to Cambridge — one of the fastest-growing cities in the UK — continues to drive economic activity and inward investment across the surrounding area.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.