

Rare Freehold Asset Management Opportunity



67 Exning Road, Newmarket, CB8 0EA

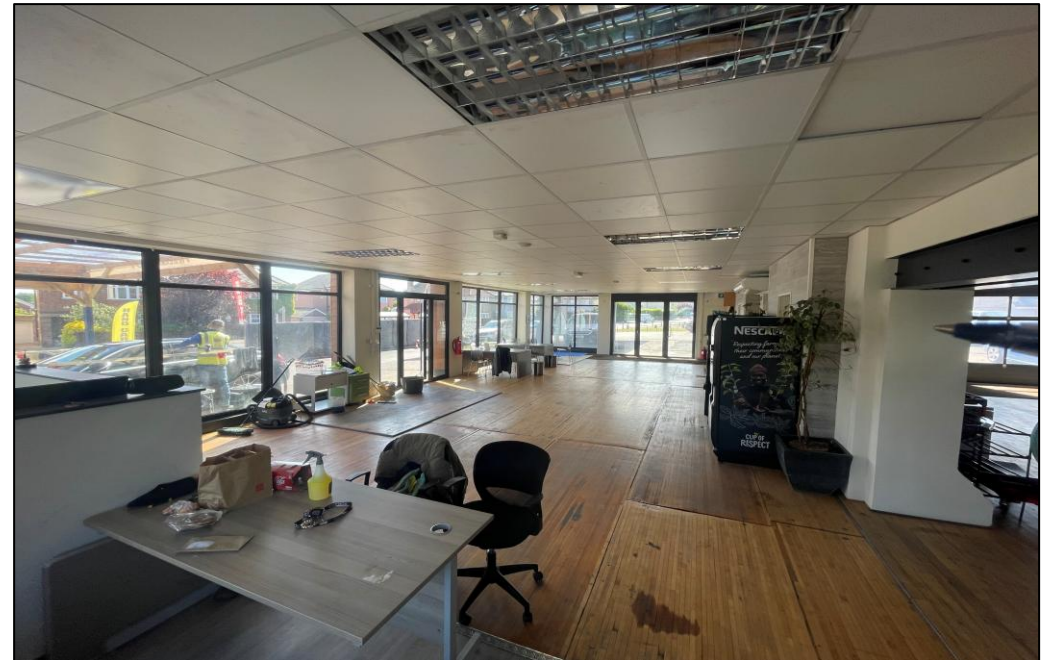
11,314 sq ft

1,051 sqm

Carter Jonas

Key Highlights

- Rare freehold investment / asset management opportunity
- Site generating £178,000 per annum passive income
- 0.75 acre site
- Excellent roadside visibility
- Potentially suitable for development STP



Location

The property occupies a highly prominent roadside position on Exning Road, one of Newmarket's principal arterial routes and a well-established commercial destination on the eastern side of the town. Benefitting from extensive frontage and excellent visibility to passing traffic, the property commands a strong presence within a busy and established commercial environment.

Newmarket is internationally renowned as the headquarters of British horseracing and provides a strong and affluent business environment. The property is situated approximately 12 miles east of Cambridge and 12 miles west of Bury St Edmunds, with convenient access to the A14 dual carriageway located approximately 2 miles to the north. The A14 provides direct connections to the M11, A11 and wider national motorway network, facilitating efficient access throughout East Anglia, London and the Midlands.

Newmarket railway station lies approximately 1 mile south of the property and offers regular services to Cambridge in approximately 21 minutes, with onward connections to London King's Cross, Stansted Airport and the wider national rail network. The surrounding area comprises a mixture of established commercial occupiers, trade counter operators, automotive businesses and residential accommodation, making the location suitable for a wide range of commercial and mixed-use occupiers.

Description

The property comprises a mixed-use site, occupying a parcel totalling approximately 0.75 acres (0.30 hectares). The commercial accommodation consists of a number of workshops / industrial units, forecourt and showroom facility. There are two, two bedroom, residential flats situated above the showroom.

The showroom is of brick construction with composite cladding, benefitting from UPVC double glazed windows, suspended ceiling, timber flooring, WC, kitchenette, AC, ancillary office and a combination of LED / fluorescent strip lighting.

The workshop accommodation comprises steel portal frame construction with brick/block infill walls, incorporating part fibre cement sheeting and part steel cladding beneath a pitched fibre cement roof. The unit provides a minimum eaves height of 3.8 m and benefits from sliding door access. Internally, the accommodation benefits from fluorescent strip lighting and concrete flooring.

The body shop is of brick construction under a mono pitched metal sheet roof. The spray booth is of steel portal frame construction with metal sheet cladding also under a metal sheet roof.

The majority of the yard is concrete / tarmacked with a gravelled area to the rear of the site.

The site may present opportunity for a number of interests including investment, asset management, owner occupation and development (STP)

Tenancy Schedule

Tenant	Description	Sq M	Sq Ft
Vacant	Front Showroom	122	1,311
V&E Valeting	Rear Showroom	172	1,855
Suffolk Motors (Newmarket) Ltd	Front Workshop	371	3,994
Recardo Auto Repairs Ltd	Rear Workshop	145	1,563
Crown Motors	Spray Booth	50	534
Crown Motors	Bodyshop	68	734
-	Total	928	9,991
Private	67A – Two Bed Flat	62	667
Private	67B – Two Bed Flat	61	656
-	Total	123	1,323

*Areas provided on a GIA basis

The property is multi let to a variety of tenants on rolling agreements. We understand all Tenants would be open to agreeing formal lease terms should a purchaser wish.

The property is currently generating a passive income of £178,000 pa. Itemised tenancy breakdown available upon request.

Price

£POA

VAT

We understand VAT is not payable on the purchase price.

Business Rates

Available on request.

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Legal Costs

Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with Carter Jonas.

Tenure

The property is available by way of freehold disposal.

EPC

D (80) – Certificate available upon request



Location



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. Some images have been enhanced with the use of AI. May 2026.

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