CALIBRE ACQUIRE

OFF-MARKET — 4 WEEKS ONLY

REGISTERED INVESTORS ONLY

COMMERCIAL WAREHOUSE — SUFFOLK

46 Exeter Road *Newmarket*

CB8 8LR · FREEHOLD · B8 USE CLASS

ASKING PRICE	ANNUAL RENT	INITIAL YIELD	LEASE TERM
£1.5M	£150k	10%	20 Yrs From Apr 2023

OVERVIEW

The Property

A **substantial freehold warehouse** in Newmarket's commercial quarter. Offered off-market for four weeks prior to any public release.

The vendor currently occupies the building and is open to **remaining in occupation** on the existing lease, or providing **full vacant possession** — buyer's choice.

GIA	15,702	sq ft
SITE AREA	33,820	sq ft
USE CLASS	B8	storage & distribution
TENURE	Freehold	personal name
PASSING RENT	£150,000	per annum
RENT REVIEW	5 Years	open market
VAT	Elected — TOGC advice recommended	

A straightforward, long-income acquisition with flexibility built in

OFFERS IN REGION OF

£1,500,000

TENANCY

Royce Furniture Ltd
20-year lease

1 Apr 2023 – 31 Mar 2043
£150,000 p.a.

Monthly in advance
5-year reviews

Open market basis

TENURE & OWNERSHIP

Freehold

Held in personal name
No corporate wrapper

Clean SDLT position
VAT elected

TOGC advice recommended

FINANCIAL

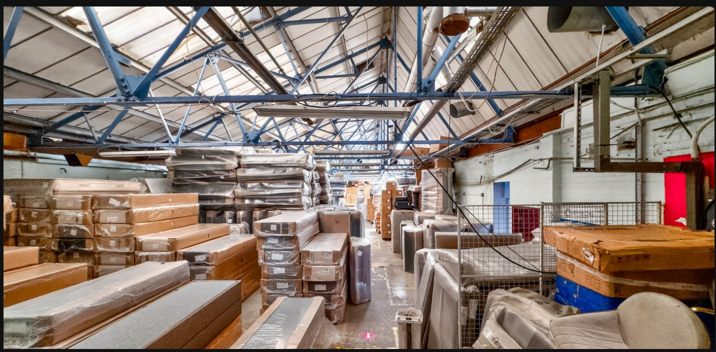
£1,500,000

Asking price
10% initial yield

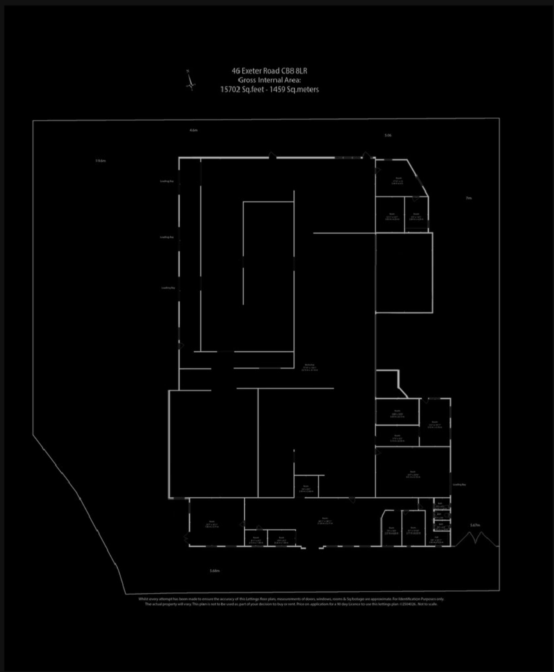
On passing rent
Vacant possession

Available upon request

46 Exeter Road is a **substantial warehouse** currently used for furniture storage and distribution on a site of over 33,800 sq ft. Producing **£150,000 per annum** on a new 20-year lease, the property offers a long, secure income stream with open-market rent reviews every five years. The vendor owns the building in his personal name and is willing to remain in occupation — or provide full vacant possession on completion. At the asking price, this represents a **clean 10% initial yield** on a long-dated freehold with significant site area and room to grow.



FLOOR PLAN & LOCATION



Newmarket, Suffolk

Newmarket sits on the Suffolk and Cambridgeshire border, 13 miles east of Cambridge and 35 miles from London Stansted Airport. One of the most recognised market towns in the East of England — the global centre of horse racing, underpinned by a broad and resilient economy.

The commercial property market here is characterised by **limited supply and consistent occupier demand**, particularly for industrial and warehouse accommodation. Cambridge's continued growth drives investment across the whole region.

- **13 miles** east of Cambridge
- **35 miles** from London Stansted Airport
- **A14** — direct to Cambridge, Bury St Edmunds, M11
- **Rail** — regular services to Cambridge & London Liverpool Street
- **Chronic undersupply** of warehouse & industrial stock locally

Floor plan for identification purposes only. Gross Internal Area: 15,702 sq ft / 1,459 sq m. Not to scale.

INVESTMENT SUMMARY

Why This Property

01

Long Income

20-year lease from April 2023 with nearly 18 years unexpired. Upward-only open market rent reviews every 5 years.

02

Day One Yield

10% initial yield on a passing rent of £150,000 per annum at the asking price of £1,500,000.

03

Buyer Flexibility

Vendor remains in occupation on the existing lease, or full vacant possession can be arranged. Buyer's choice at the point of sale.

04

Significant Site

33,820 sq ft of land against 15,702 sq ft GIA — substantial site-to-building ratio with future development potential (STPP).

05

Clean Structure

Held in personal name. No corporate wrapper to unwind. Straightforward SDLT position. VAT elected — TOGC advice recommended.

06

Off-Market Only

Not listed publicly. Shared exclusively with our registered investor database for 4 weeks prior to any wider release.

To arrange a viewing or discuss further, contact us directly. This window is four weeks.

jake@calibreacquire.co.uk
calibreacquire.co.uk