



94 Exning Road
Newmarket, Suffolk, CB8 0AF

Guide Price £250,000

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

94 Exning Road

Newmarket | Suffolk | CB8 0AF

Cambridge 14 Miles | Bury St Edmunds 16.9 Miles

A mid terrace property comprising open plan hairdressing salon and first floor treatment rooms. The Net Internal Area of the property is approximately 69.02sqm (743sqft).

LOCATION

The unit is prominently situated on Exning Road which is a main thoroughfare to the town centre of Newmarket. Newmarket is known as the headquarters of the British Horse Racing Industry and benefits from good shopping and leisure facilities. There is good access to the A14 and the railway station at Newmarket offers services to Cambridge and Ipswich.

DESCRIPTION

94 Exning Road is a mid-terrace property with a later rear ground floor extension. The front of the property presents brick construction with a rendered finished under roof tiles. The Net Internal Area of the property is approximately 69.02sqm (743sqft).

ACCOMMODATION

The property comprises an open plan hairdressing salon on the ground floor. On the first floor there is landing area and two treatment rooms. There is a kitchen and WC facility in the rear outbuilding.

ACCESS PASSAGEWAY

There is a rear access passageway through the property which is included in 94 Exning Road Title. It is understood the neighbouring property 96 Exning Road has a right of way over the access passageway. 96 Exning Road also has a first floor flying freehold over the rear part of the passageway.

TENURE

Freehold with vacant possession.



METHOD OF SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

LOCAL AUTHORITY

West Suffolk Council.

BUSINESS RATES

Rateable Value: £7,100 RV 2026

This is not the amount of rates payable. The Buyer will be responsible to pay the business rates. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with West Suffolk Council regarding their rates liability.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (94)

BOADBAND SPEED

Download speed up to 900 mbps (BT, 2025)

Upload speed up to 110 mbps (BT, 2025)

MOBILE COVERAGE

Indoor – Good – EE, Three, O2 & Vodafone (Ofcom, 2025)

Outdoor – Good – EE, Three, O2 & Vodafone (Ofcom, 2025)

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating, We have not tested any of the services or appliances.

PLANNING

We understand the property is currently used as a hair and beauty salon. The following planning applications are registered on the West Suffolk Council planning portal for the property:

- New shopfront with projecting canopy and rear extension under application reference: F/89/898 granted 22nd February 1990
- C/use first floor above shop from residential to retail storage under application reference: F/90/025 granted 15th March 1990

The Business Rates register also describes 94 Exning Road as Shop and premises. All interested parties should make their own enquiries with West Suffolk Council.

AGENT'S NOTE

- Property particulars prepared April 2026

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial:

Contact: John Casson

Tel: 01284 748619

Email: jcasson@lsk.co.uk



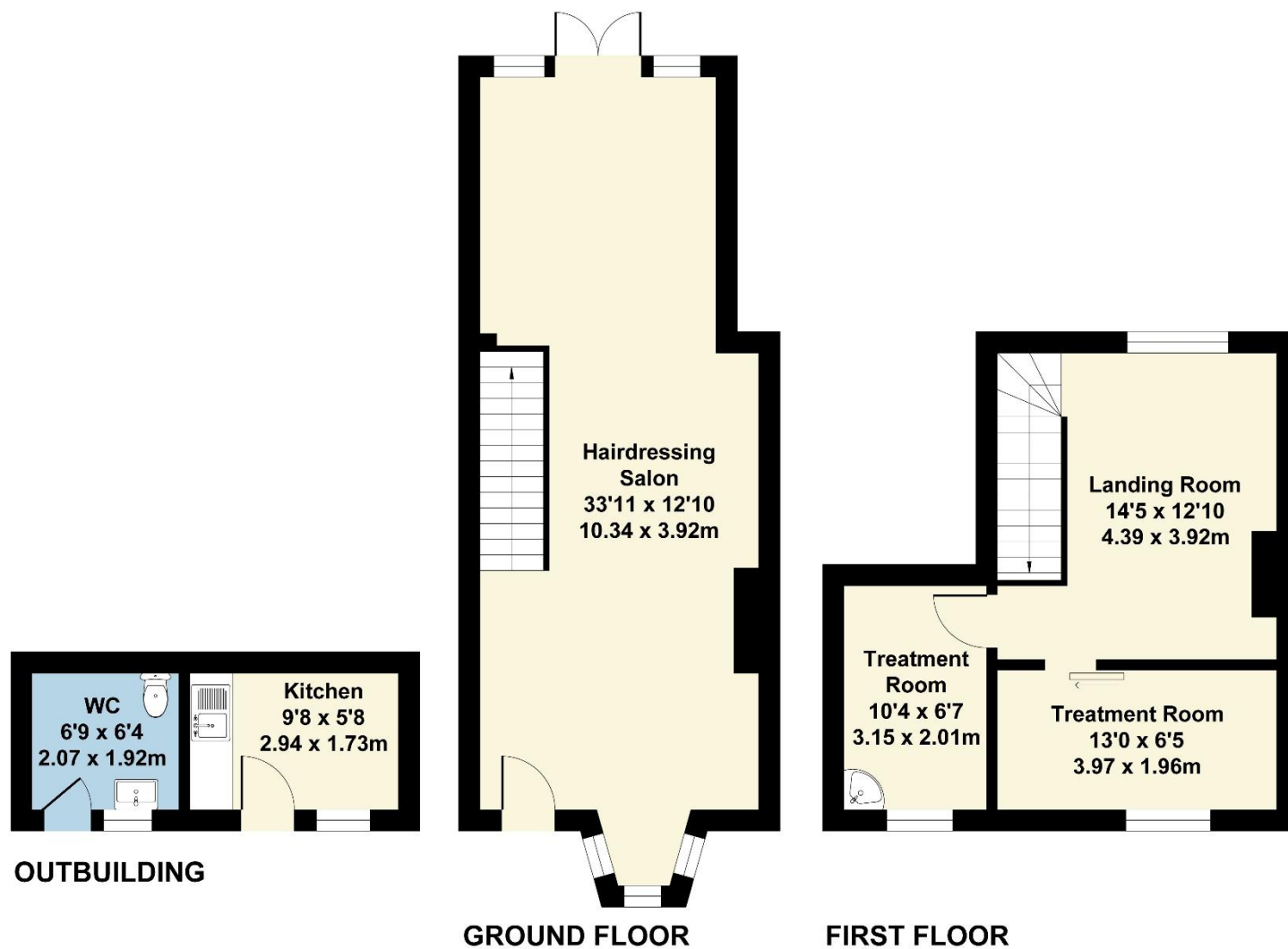
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

94 Exning Road, Newmarket, Suffolk, CB8 0AF



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Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN