



**BEN'S YARD**  
at Stuntney Estate

**Prime Business Space – 1,266 Sq. ft. to 1,391 Sq. ft. (118 Sq. M. to 129 Sq. M.)**

**Available on Flexible Terms From 1 month to 5 years**

**Ben's Yard, Stuntney Estate, Ely, Cambridgeshire, CB7 5TR**

**Carter Jonas**  
Simply better property advice





## About Ben's Yard

Ben's Yard is home to a collection of independent retailers offering food, home interiors, fashion, beauty & fitness.

Whether you are looking for a relaxing day out, a new favourite café, a leisurely lunch, or a bespoke shopping experience, our unique destination combines the best of boutique shopping, wellness and food.

Enjoy our exciting calendar of events, celebrate the seasons with fresh locally sourced menus at one of our resident eateries, and immerse yourself in wildlife on our marked trails.

*Something for everyone, always.*

## Visitors

Over 180,000 cars have arrived at Ben's Yard over the last year (15,000 per month) with an estimated 288,000 people visiting (excluding events).





## Overview



### Benefits of Ben's Yard

#### Flexible Terms

Agreements from **1 month** to **5 years**

#### Move-In-Ready

Suitable for a variety of businesses

#### Great Location

The properties are well-maintained and located in a desirable area

#### Supportive Landlords

Professional and responsive management

### Unit Sizes

There are a range of business unit sizes available offering ground floor space of between 1,226 sq. ft. and 1,391 sq. ft. (net internal area).

The buildings have been designed, and have planning consent for, mezzanine floors for use as ancillary office, storage and staff areas.

### Flexible Occupational Terms

Option 1: Short Term Lease – for a period of between 1 month and 6 months with rolling break options.

Option 2: Medium Term Lease – for a period of up to 5 years with 1 and 3 year mutual break options.

For further information – please contact the retained agents.

***Don't miss this opportunity to secure the right space for your business.***

***Please contact us to discuss availability and find the perfect fit for your business.***





## Additional Information



### **‘MOVE IN READY’ FINISH**

These prime business units were built to a high standard and completed in 2023.

The units are ready to move into with varying levels of fit out between them including fibre broadband (all units), mains electricity (electrical sockets and lighting installed), mains water (supplying toilets / sinks within the units), ‘back of house’ staff rooms and storerooms, changing rooms and varying floor finishes.

Please enquire for further information on unit finishes.

### **UTILITIES**

The units benefit from a sub-metred mains water and electricity connection as well as a fibre internet connection.

### **EPC**

All units have an EPC rating of A.

### **BUSINESS RATES**

Business Rates are payable in addition to the rent.

Please enquire about business rates relevant to each unit.

### **SERVICE CHARGE**

An estate service charge is payable on a pro-rata basis to cover the costs incurred in maintenance and upkeep of the common parts (car park / access road / service yard etc.) as well as the exterior of the buildings. Each occupier pays a fair apportionment of actual costs incurred over each 12-month period.

Please enquire for the specific service charge for each unit.

### **REPAIR OBLIGATIONS**

The units are to be occupied on an effective full repairing and insuring basis.

### **VAT**

The properties are elected for VAT.

### **LEGAL & PROFESSIONAL COSTS**

Each party to cover their own legal and professional costs in relation to any occupational transaction.

### **OPENING HOURS**

Occupiers are required to trade:

9am-5pm Monday to Saturday.

10am to 4pm on Sunday & Bank Holidays.







## Target Business Types



Ben's Yard retail village champions local businesses and great British brands that are unique and fitting to the desires of the area and tourists alike.

We are looking for a businesses that complements the existing line up at Ben's Yard. The following retail business types are particularly sought after but others will be considered:

**Ladies Fashion**

**Lifestyle**

**Country Clothing / Products / Goods**

**Pet Shop / Dog Groomers**

**Antique Shops**

**Wine / Beer / Spirits Merchants**

**Art Galleries**

**Equestrian Businesses**

**Florist**

**Kitchen Retailers**

**Gym**

**Jewellers**

**Homeware**



## Location

Ely is a picturesque and affluent Cathedral City. The city is a major tourism centre with typically over 800,000 tourists per year with a number of key attractions including Ely Cathedral, Oliver Cromwell's House and the Waterside Area around the River Great Ouse.

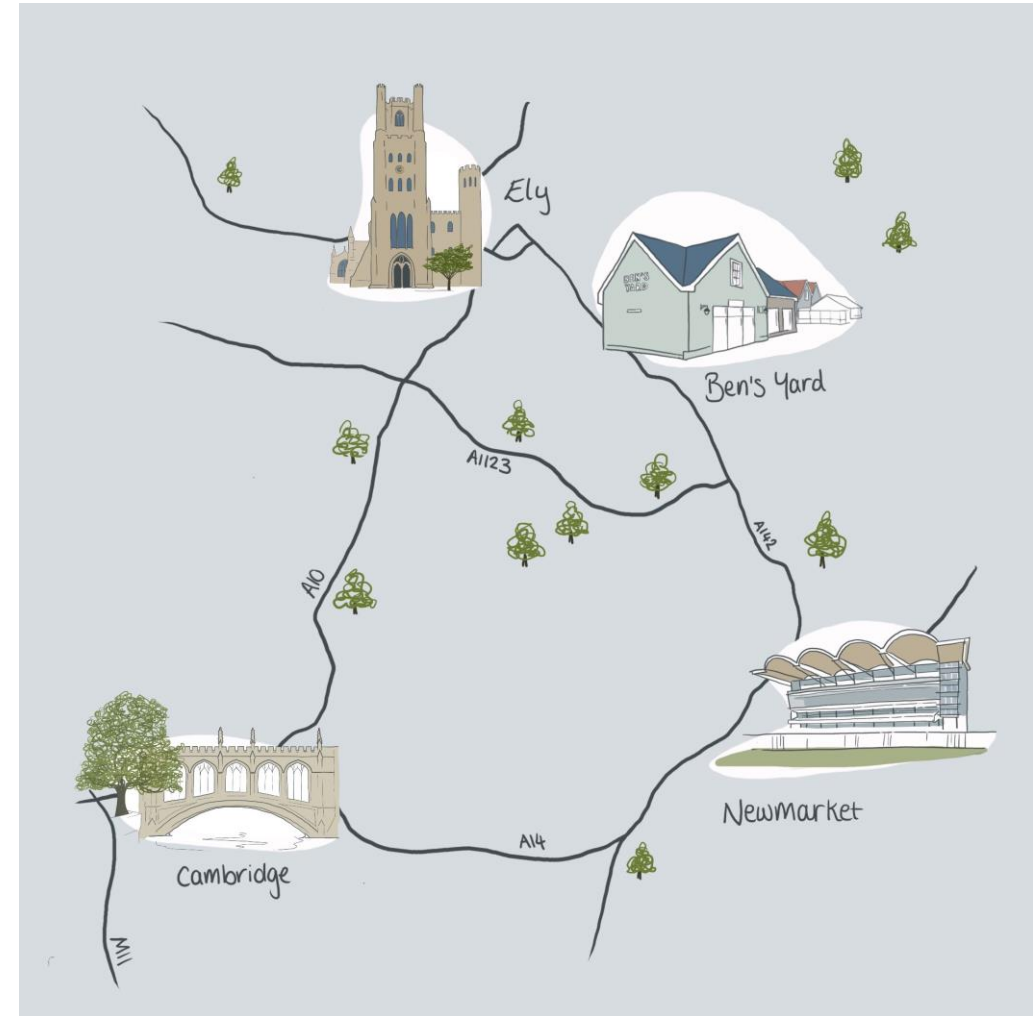
Ben's Yard is the perfect all-round destination for those living within a 45 minute drive time, with Cambridge only 30 minutes away and Newmarket, best known for its horse racing, a short 15 minute drive away.

## Getting Here

The mainline railway station in Ely is approximately a 5-minute drive (1.5 miles) from Ben's Yard and provides regular services to Cambridge, London Kings Cross and Norwich.

Connections by road are via the A10 and A142, both of which connect to the A14 trunk road. Junction 14 of the M11 lies 17 miles to the southwest.

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## Playground

For the big and little alike, we have a children's playground modelled on the city's famous historical monument, the affectionately named Ship of the Fens: Ely Cathedral.

Whilst children clamber, dangle and slide on this truly unforgettable playground, we'll be encouraging parents to take a moment to grab a coffee, a slice of cake or even an ice-cream at Amélie Café & Bakeshop.

For our littlest guests, we also have a miniature trail running alongside, for them to explore.

## Events

A series of family friendly fun days will continue to be delivered throughout the year acting as a significant draw for visitors to Ben's Yard. These are typically attended by over **20,000 people** over the course of the year.

Upcoming events include :

**Christmas Fair and Santa Show, Ely Folk Festival, Cambridge Rock Festival, Sundown Cinema, Makers Markets, Circus, Dance Show, and Dog Shows** held on the 6-acre events field.

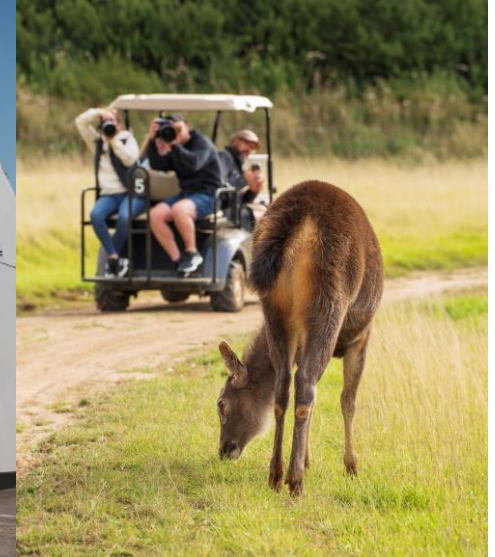




## Ben's Yard – Brand Collaborations

Ben's Yard have collaborated with various regional businesses including:

The Victoria at Holkham  
Newmarket Racecourse  
The Hoste Arms  
Watatunga







## Future Plans

Ben's Yard continues to evolve with various new and exciting developments coming soon including **Park Run** launching in Spring 2025 and planning permission for a **Dog Park** recently being received.

Further plans are in the pipeline to broaden the appeal and offer at Ben's Yard with further details to be announced shortly.







## AMÉLIE RESTAURANT & AMÉLIE CAFÉ & BAKE SHOP

Amélie Restaurant offers fresh and inspired dining with an eclectic menu serving modern British and international classics. Immerse yourself in contemporary botanical interiors whilst you enjoy everything from breakfasts to early dinner.

Our devotion to service, hospitality and our guests will leave you feeling nurtured, nourished and restored. From salads to steaks, and cocktails to cakes, all of our dishes are created using fresh, seasonal and locally produced food. When it comes to something to sip, choose from our collection of coffees, freshly pressed juices, and a curated list of champagne, wines, beers & spirits.

We pride ourselves on placing our guests and staff at the heart of everything we do. We celebrate nature, great service and inclusive hospitality.

Amélie Café & Bakeshop serves freshly made food and triple certified coffee, whilst also being constantly mindful of our environment and sustainability.

That's why much of our food is handmade in our restaurant kitchen throughout the day, and anything we don't make comes from local or artisan businesses. Amélie Café & Bakeshop features all your favourite light bites, delicious snacks and refreshing drinks ready to eat in or take away.







## THE HAIR COMPANY

Relax and unwind in comfort.  
Combining passion, experience and a chance to escape from  
your daily routine.

At The Hair Company, stylists consult and create, taking  
clients on a journey of transformation so that they can step out  
feeling confident and beautiful.







## LOVE LANE BY ABI

Stylish, elegant and timeless.

A homeware and lifestyle shop with a difference. Come in and relax, receive the best customer service, learn a new skill and be totally inspired.

Love Lane by Abi is a haven for people to shop beautiful homewares and join interactive styling workshops, all inspired by vintage fabrics and natural materials.







## THE FARM SHOP AT BEN'S YARD

The Farm Shop At Ben's Yard offers a high-quality selection of fresh meats, artisan foods and local produce.

With an in-store butcher and carefully curated specialty items, they bring you the very best from our local community.







## ARLO & JACOB

Arlo & Jacob are British makers of handcrafted furniture. Ranging from sofas and chairs to footstools and rugs, there is something for everyone.







## FREDA & BERT

Looking for unique and delightful gifts? You'll find them here. Whether you're shopping for little ones, friends, relatives or you're treating yourself, you'll find something.

Brought to you by the team behind The Manor Gift Shop, Freda & Bert is a new and exclusive shop offering the perfect place to find unique gifts including scented candles, unusual gadgets, men's grooming products, colourful children's wooden toys, charming stationery and beautiful cards.





**BEN'S YARD**  
at Stuntney Estate

**VIEWING**

Viewings are encouraged but by prior appointment through the letting agents. Please contact:

**Ben Le Coq MRICS, Partner**  
**07776 181799**  
**ben.lecoq@carterjonas.co.uk**

**Sophie Spriddell MRICS, Surveyor**  
**07815 489449**  
**Sophie.spriddell@carterjonas.co.uk**

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