



BEN'S YARD
at Stuntney Estate



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Unit 5 - Prime Retail Space of 1,345 sq. ft. (124.95 sq. m.)
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.

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.





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 the café.

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 will include events such as Christmas Fair and Santa Show, Ely Folk Festival, Cambridge Rock Festival, Sundown Cinema, Makers Markets and Dog Shows held on the 6-acre events field.





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.

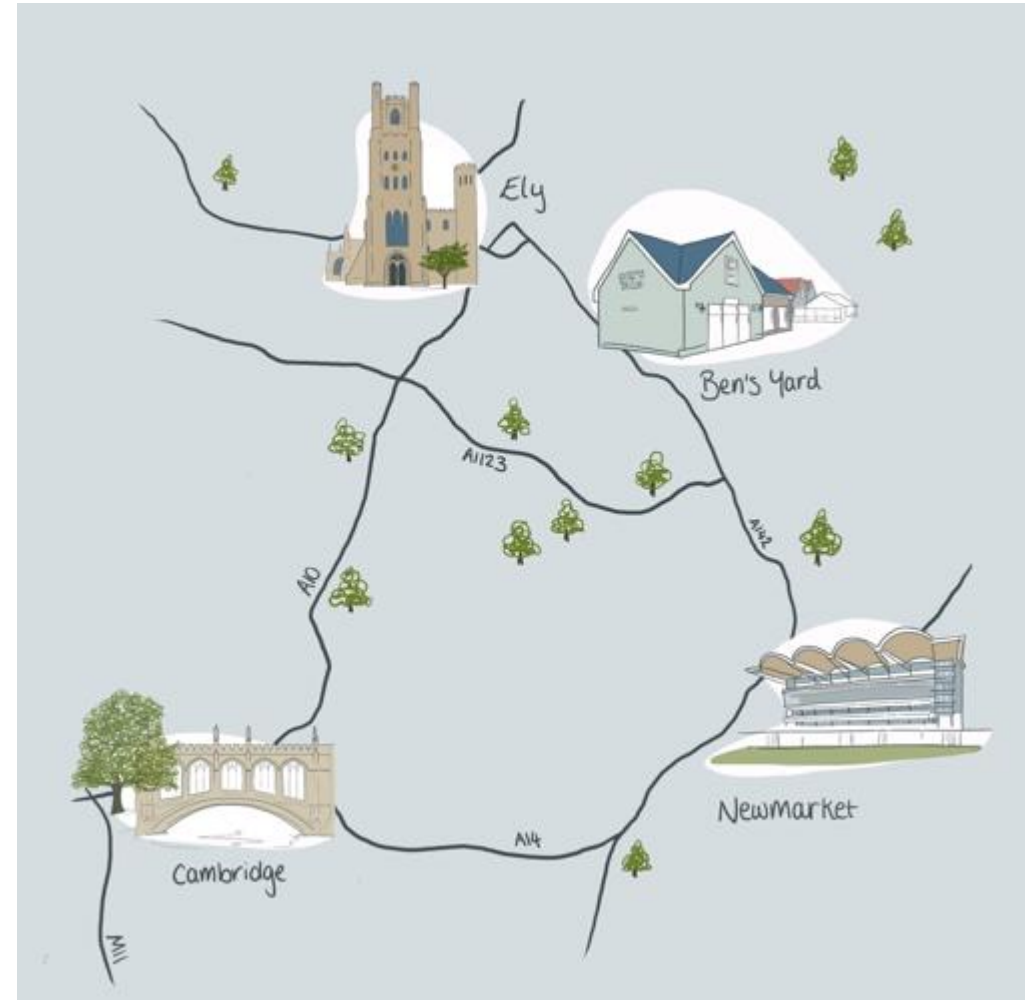
Ben's Yard is the perfect all-round destination for those living within a 45 minute drive time, with Cambridge only 30 minutes away and Newmarket, best known for its horse racing, a short 15 minute drive away.

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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A Successful First Year



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).

Awards

Winner - Hospitality Hero Velvet Award.

Winner – The Hair Company awarded 'Best New Salon' at the Hair and Beauty Awards 2024.

Shortlisted (pending final award ceremony) - Commercial Development of the Year - Cambridge Property Award and Royal Town Planning Institute Eastern Region.

Events

Ben's Yard has hosted numerous events over the last 12 months attended by over 20,000 people. Upcoming and recent events include:

- Makers Markets
- Dog Show & Monthly Social Dog Walks
- Ely Folk Festival
- Cambridge Rock Festival (First Time This August)
- Beach At Ben's Yard
- Street Food Fair
- Christmas Fair
- Santa Show
- Easter Egg Trail
- Up Cycle And Recycle Boot Sale





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

Ben's Yard Team & Services

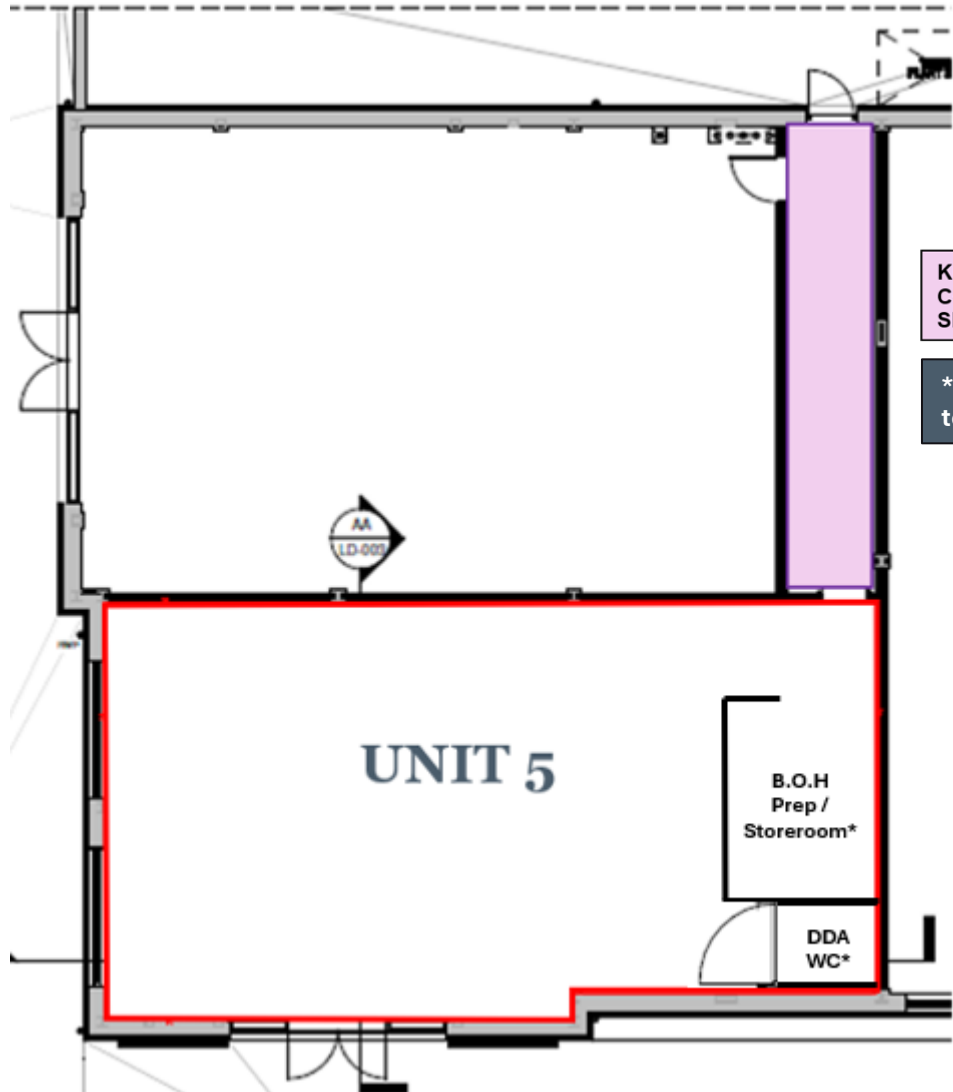
Ben's Yard is managed by an experienced team covering a wide range of services including business development, estate management, marketing, and PR. We work hard to ensure that our guests' needs are always attended to and we consider our retailers to be our some of our most important guests; as such our team is on hand to ensure that your Ben's Yard journey is as smooth as possible.

Once on board, Ben's Yard will also work closely with you to help develop your business alongside other retailers within Ben's Yard.

In short, let us know what you need, and we will do our utmost to deliver.



Unit 5 – Unit Layout



KEY:
Common Corridor –
Shared with Adjacent Unit

*Indicative Plans (Not
to Scale)

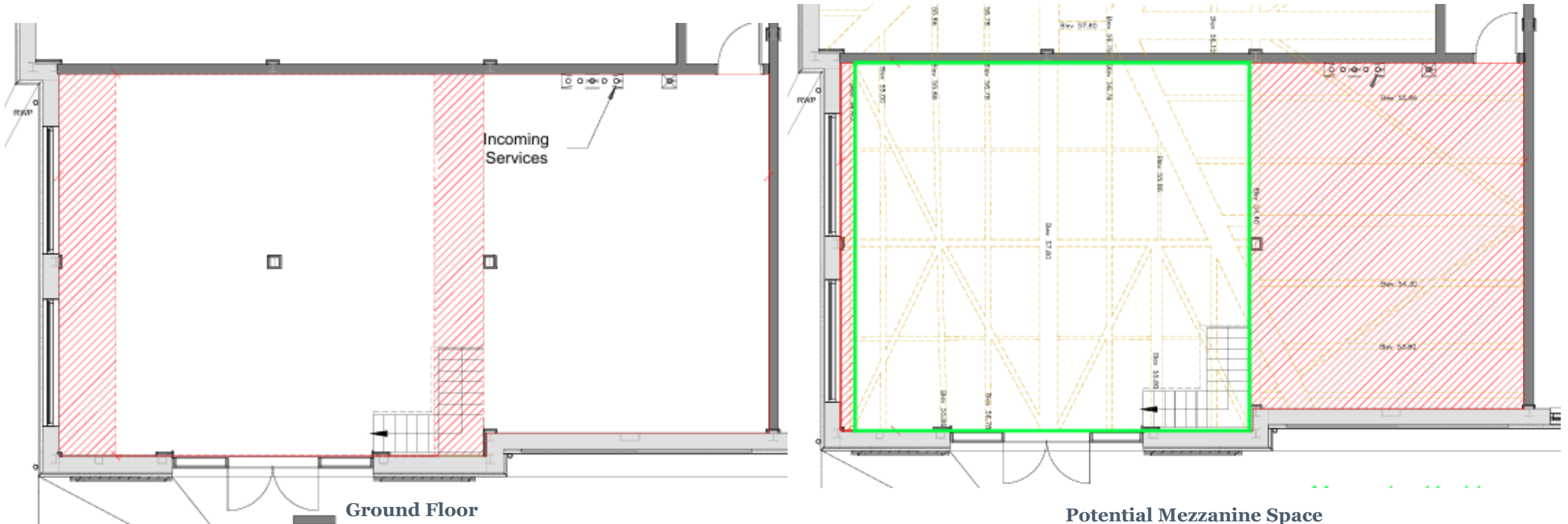
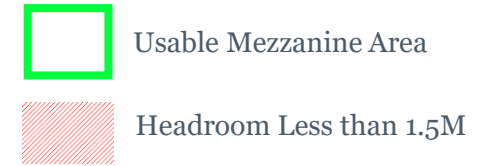


Unit 5 – Potential Mezzanine Space



There is potential to add c. 790 sq. ft. of useable mezzanine space within the unit. Increasing the total unit size to c. 2,135 sq. ft.

The plans below illustrate how approximately half of the floorplate could accommodate a mezzanine, with new stairs positioned to the right of the existing entrance.





Unit 5 – Current Fit-Out



Photographs showing the current café fit-out.

On relocation of the existing café operator, the space will be cleared to provide a main retail area with a back of house storeroom and disabled WC retained.





Unit 5 – Lease Information



SIZE

1,345 sq. ft. (124.95 sq. m.) net internal area.
There is potential to add c. 790 sq. ft. of useable mezzanine space within the unit.
Increasing the total unit size to c. 2,135 sq. ft.

RENT

The initial rent shall be £26,000 per annum.
Rent is exclusive of service charge, utilities and business rates.

INTERNAL FINISH

The unit is currently fitted out and trading as a café. The unit is to be stripped back and refurbished to provide an open plan retail area, including HVAC system, DDA toilet, back of house area, electrics, full track lighting and kitchen sink area.

To the back right-hand side of the unit is a door leading to a common corridor shared with the adjacent unit which leads to a service yard.

OCCUPATIONAL TERMS / REPAIRING OBLIGATIONS

The unit is to be let on an effective full repairing and insuring basis for a lease of up to 5 years.

OPENING HOURS

Occupiers are required to trade:
9am-5pm Monday to Saturday
10am to 4pm on Sunday & Bank Holidays

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. The service charge for Unit 5 is currently circa £6,243.77 per annum.

BUSINESS RATES

Business Rates are payable in addition to the rent. The Rateable Value is: £24,250.

UTILITIES

The property benefits from a sub-metered mains water and electricity connection as well as a fibre internet connection.

VAT

The property is elected for VAT.

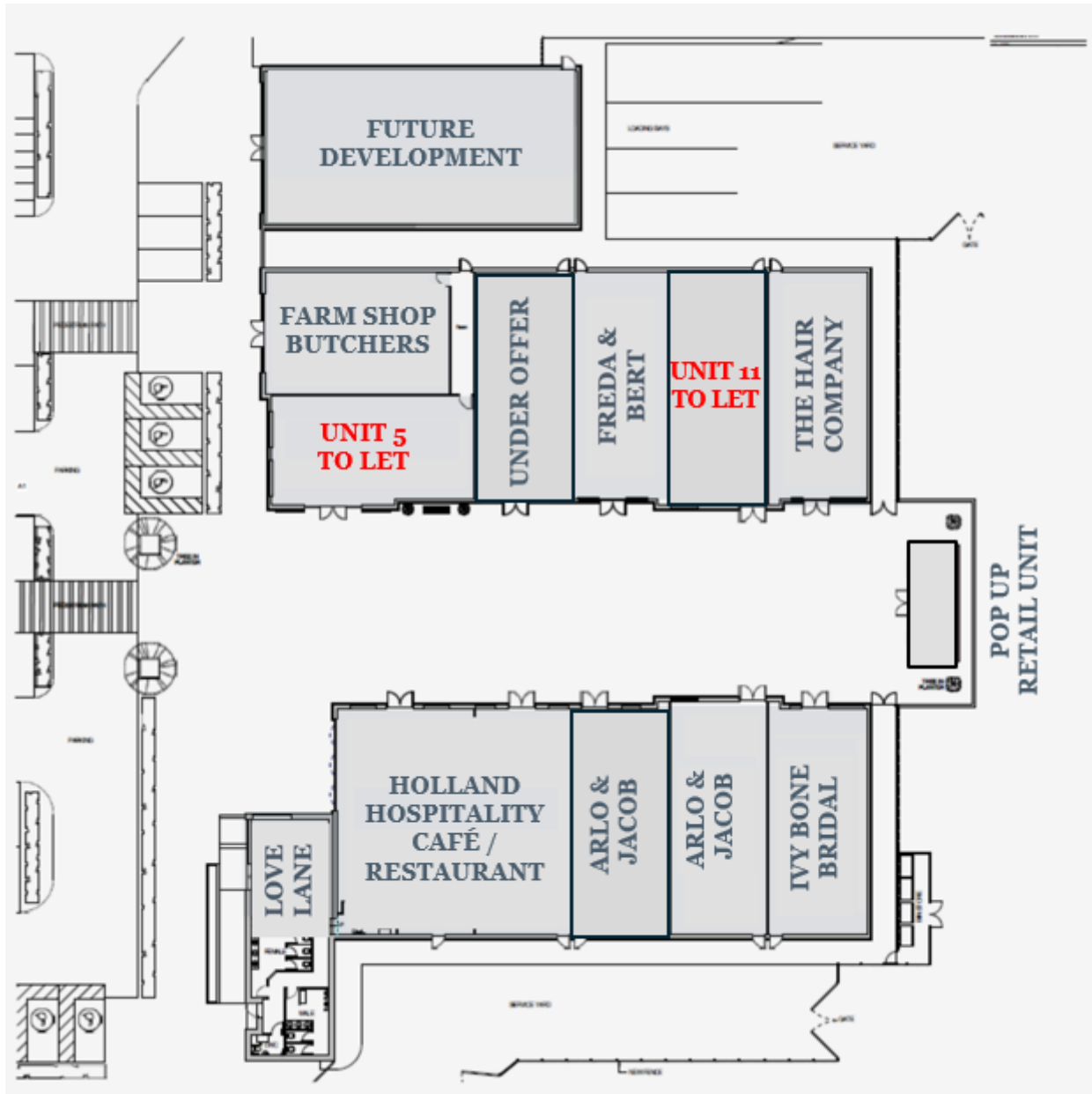
EPC

The unit has an EPC rating of A(12).

LEGAL & PROFESSIONAL COSTS

Each party to cover their own legal and professional costs.





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

Men's and women's clothing retailers

Kitchen / home furniture retailers

Antique shops

Art galleries

Pet Shop / Dog Groomers

Wine / beer / spirits merchants





ARLO & JACOB

Arlo & Jacob are British makers of handcrafted furniture. Ranging from sofas and chairs to footstools and rugs, there is something for everyone. Plus explore Arlo & Jacob's outlet store with up to 60% off items.

Arlo & Jacob have twelve other showrooms across the UK.





TESTIMONIAL FOR BEN'S YARD



**Arlo &
Jacob**
Sofas for life

"Ben's Yard has been the perfect home for our first showroom in the eastern region. From the moment we arrived, it felt like a natural fit for Arlo & Jacob - a considered, beautifully designed destination that reflects the values at the heart of our brand: British craft, comfort, and thoughtful living. The customers who visit us here come with intention; they appreciate quality, timeless design, and the opportunity to choose pieces made especially for them.

Since opening in September 2023, the showroom has performed exceptionally well, with strong sales and consistently positive conversations with customers who travel from across Cambridgeshire, Suffolk, Norfolk, and the surrounding counties. It has quickly become a space where people feel at ease exploring fabrics, understanding craftsmanship, and imagining how our furniture will sit in their homes.

Because of the response from our customers, we took on a second adjoining unit in July 2025, initially as a pop-up space for our Outlet and Sample pieces. We have now taken this unit on a long-term basis, which felt like a natural next chapter - a chance to offer more of our beautiful products and deepen what we have started at Ben's Yard.

One of the most rewarding aspects of being here is the community. The wider occupiers are warm and supportive, and both Alastair and Victoria have been fantastic landlords - welcoming, flexible, and genuinely invested in helping us thrive. Their willingness to let us begin tailoring the additional unit ahead of the lease being finalised, along with their recommendations of trusted local trades, made the entire process seamless.

Ben's Yard is a special place - considered, calm, and beautifully curated. We would wholeheartedly recommend it to other premium, design-led brands looking for a destination where craftsmanship and customer experience truly matter."

Sarah Leach - Group Finance Director

November 2025

**Arlo &
Jacob**
Sofas for life



HOLLAND HOSPITALITY

Holland Hospitality is a well-established local catering company, currently transforming the former restaurant into a vibrant new café and dining space.

The new concept will create a relaxed, welcoming environment - somewhere visitors to Ben's Yard can come together, unwind and enjoy at anytime of the day.

While the main restaurant is being reworked into the new combined café and dining space, Holland Hospitality is continuing to operate from the existing café.

The new café and restaurant is currently under refurbishment, with an anticipated opening date in June 2026.





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.





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.



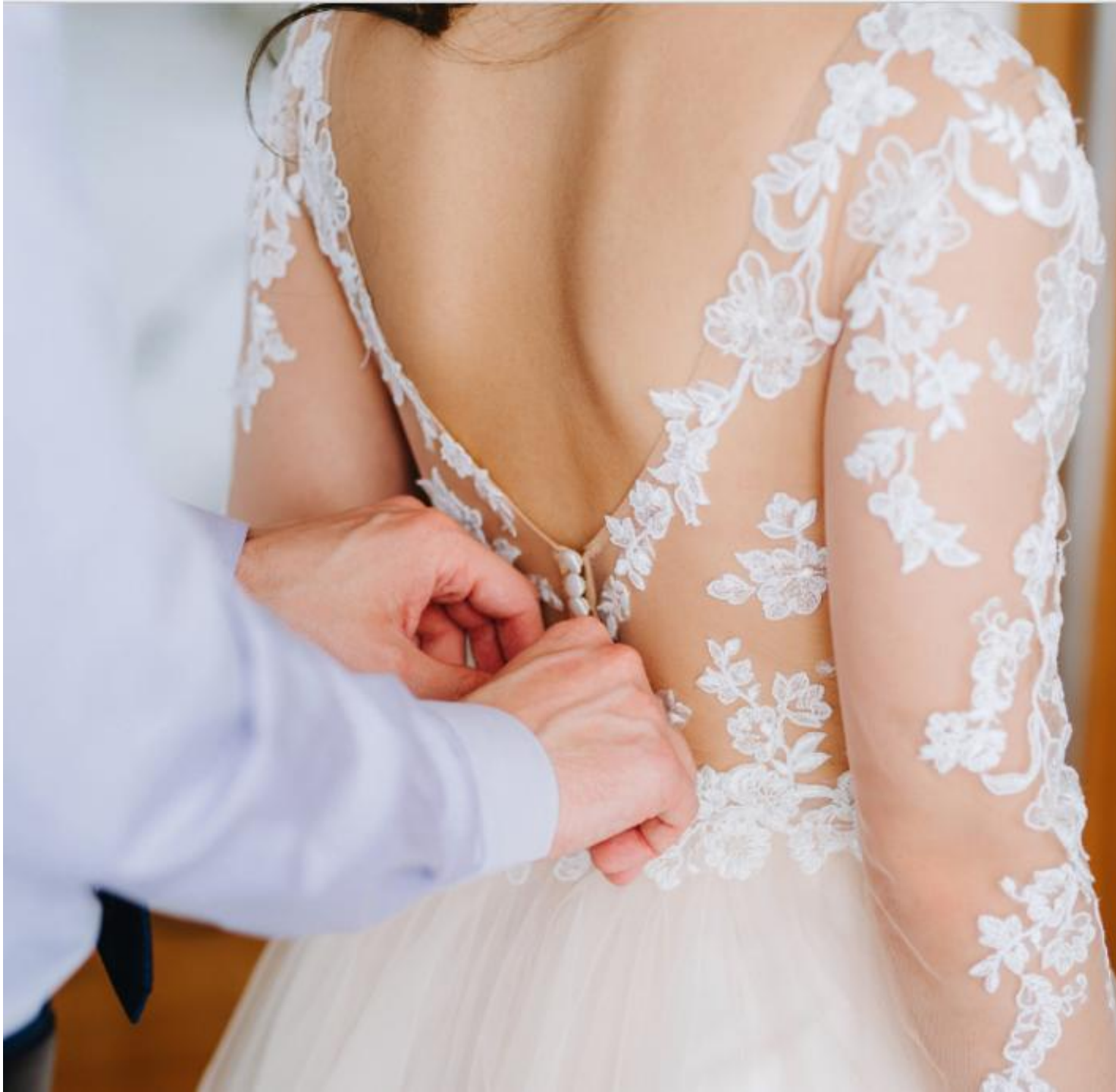


THE HAIR & BEAUTY COMPANY

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

The Hair And Beauty Company, stylists and beauty therapists
will consult, combine and create, taking clients on a journey of
transformation so that they can step out feeling confident and
beautiful.





IVY BONE BRIDAL

Ivy Bone Bridal is a new luxury boutique delivering the ultimate bridal experience.

Discover stunning, elegant and contemporary wedding dresses in a calm and welcoming studio designed to make finding your gown feel effortless and personal.





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 will bring you the very best from our local community.

While dogs aren't allowed inside the farm shop, they're very welcome in all our outdoor areas and many of our spaces around the site.





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VIEWING

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

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Sophie Spriddell MRICS, Surveyor
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