



BEN'S YARD
at Stuntney Estate



Unit 5 – Prime Retail & Lifestyle Space | 1,345 sq ft (124.95 sq m)
Extended planning consent – wider range of uses permitted | c.790 sq ft
mezzanine potential

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

BEN'S YARD
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Carter Jonas
Simply better property advice



Ben's Yard – Cambridgeshire Lifestyle Village

Ben's Yard is an independent retail village on the beautifully landscaped Stuntney Estate, bringing together food, home, fashion, beauty and leisure in a countryside setting close to Ely.

For occupiers, it offers a rare chance to join an established destination with regular local visits, tourism draw and an experience-led retail mix designed for dwell time and repeat custom.

The offer extends beyond shopping: a farm shop and café, curated home and lifestyle retailers, an adventure playground, dog park, wildflower walks and a year-round events programme all help make Ben's Yard a day-out destination.

Playground

A family-friendly play area inspired by Ely Cathedral, the city's celebrated "Ship of the Fens".

Ely Dog Park

A dedicated space for dogs to play, train and explore, open seven days a week.

Wildflower Walks

A 2.5km trail around the estate and reservoir, designed for relaxed, repeat visits.





Events Programme

A year-round events programme is a key footfall driver, giving visitors new reasons to return and creating opportunities for retailers to benefit from peak trading days.

Family-friendly fun days and larger destination events attract more than **20,000 visitors a year**, complementing the regular shopping, café and leisure offer.

Upcoming and recent events include:

Cambridge Rock Festival

Ely Folk Festival

The Beach

Circus by James Richards

Dog Show & monthly social dog walks

Easter Egg Trail

Christmas events





Ben's Yard in Numbers



A proven destination with regular footfall, regional tourism pull and growing digital reach

246k–290k

annual visits to Ben's Yard

Annual visitor traffic excluding major events of circa 20k people annually

35.3k

social followers

Combined audience across Instagram, Facebook and TikTok

8.5k

monthly website visits

Typical monthly traffic to bensyard.co.uk

800k+

Ely tourists per year

Established tourism market supporting destination retail

450k–650k

45-minute catchment

Affluent, lifestyle-led audience with discretionary spend

£54.7k–£66.4k

Higher-than-average salaries


Above-average earnings in Cambridge and South Cambridgeshire support premium retail and lifestyle spend

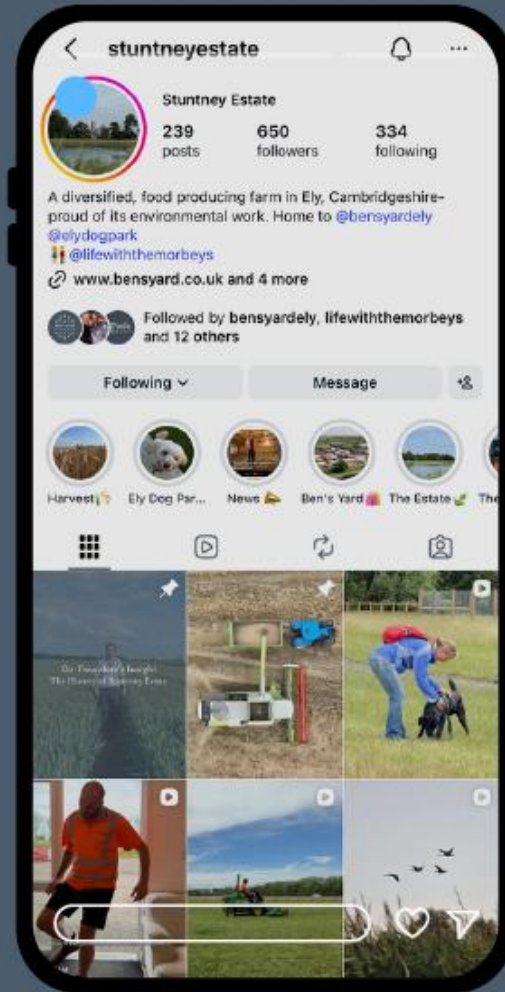
Together, these figures show the strength of Unit 5's audience: regular visitors, event-led footfall and a high-spending local market.



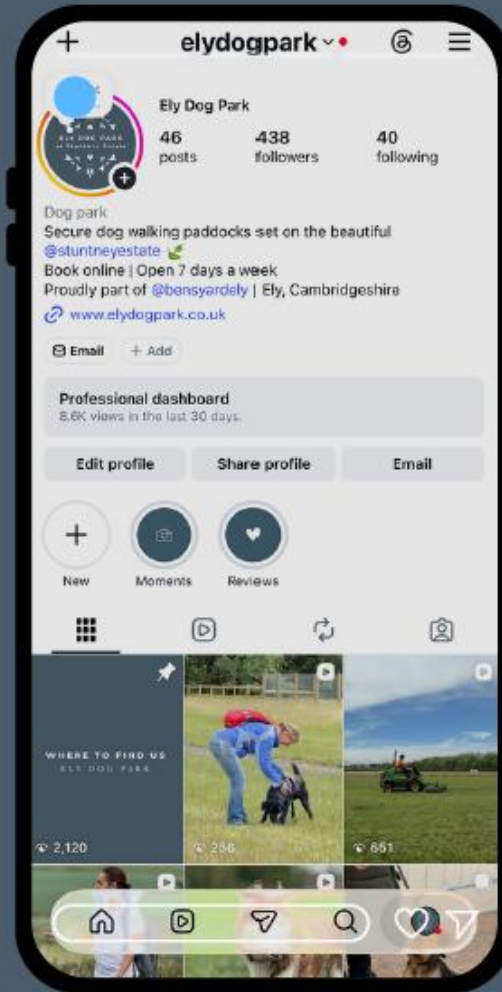
BEN'S YARD SOCIALS



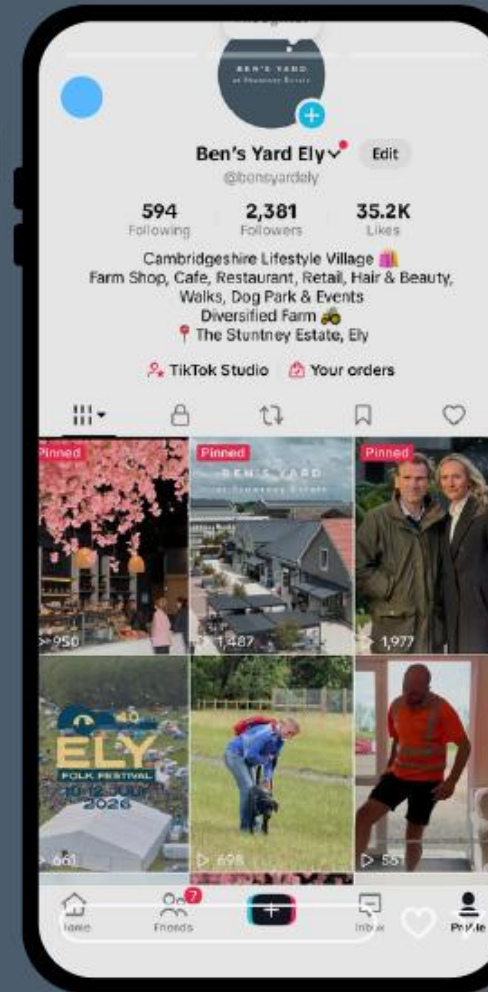
 @bensyardely



 @stuntneyestate



 @elydogpark



 @bensyardely



Location

Ely is a picturesque, affluent Cathedral City and an established tourism centre, attracting more than 800,000 visitors a year. Key attractions include Ely Cathedral, Oliver Cromwell's House and the riverside Waterside area.

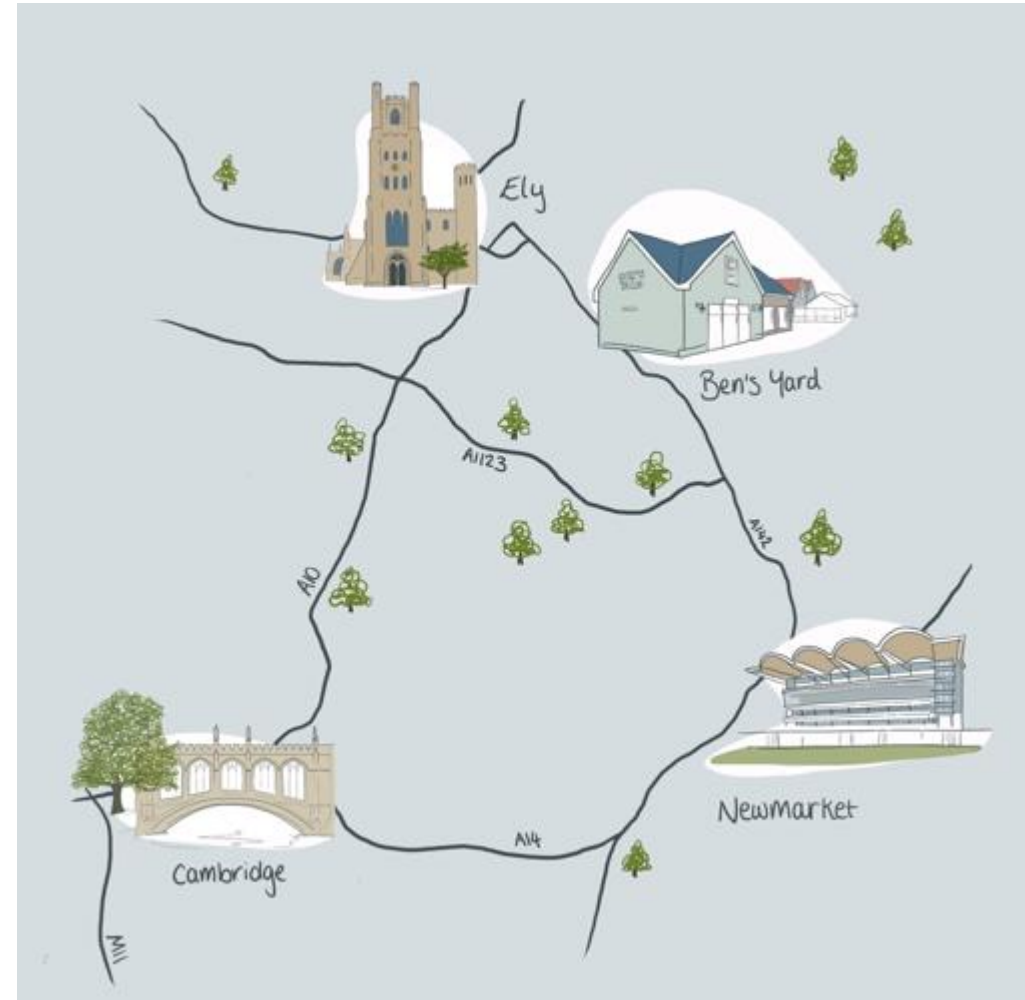
Ben's Yard is well placed for both local and destination visits. It sits within a 45-minute drive-time catchment, with Cambridge approximately 30 minutes away and Newmarket around 15 minutes away.

Getting Here

Ely mainline railway station is approximately a five-minute drive (1.5 miles) from Ben's Yard, with regular services to Cambridge, London King's Cross and Norwich.

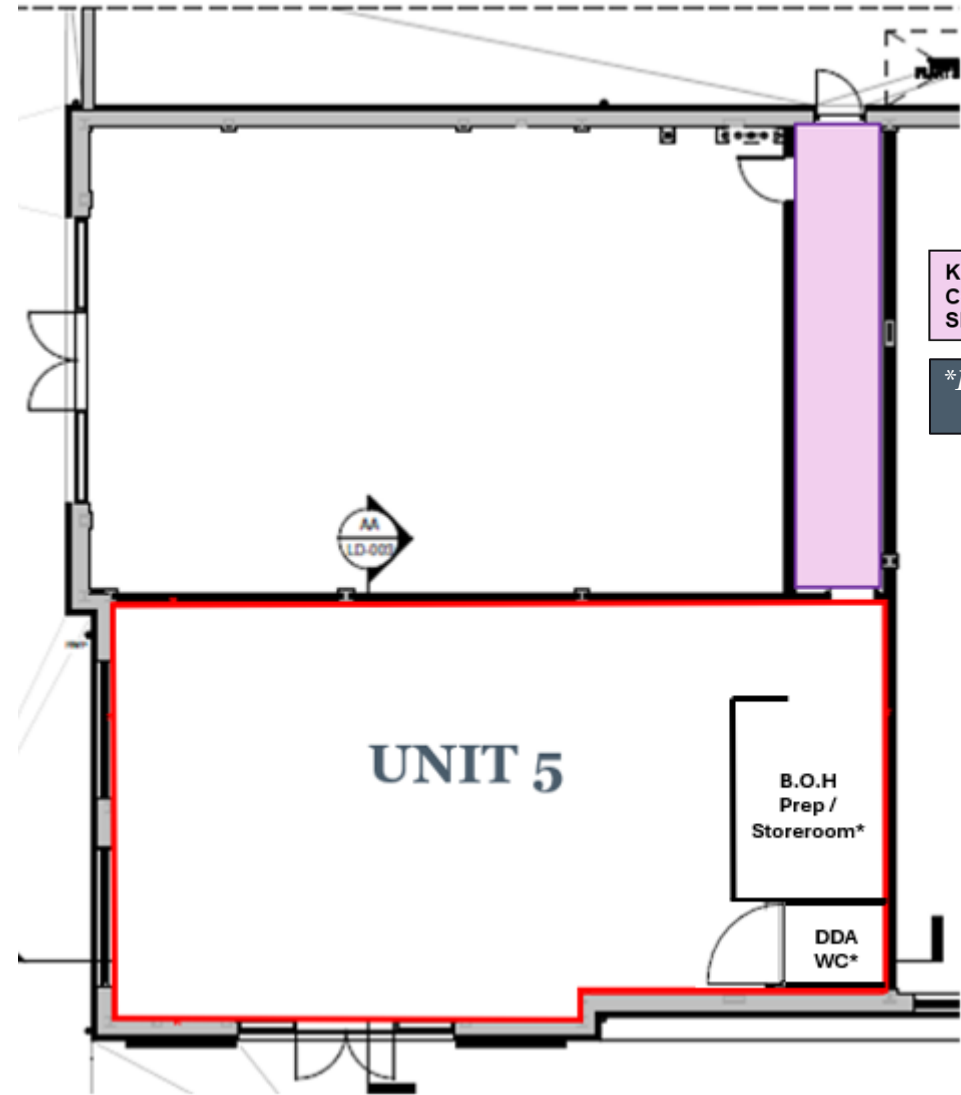
Road connections are via the A10 and A142, linking to the A14; Junction 14 of the M11 is approximately 17 miles to the southwest.

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Unit 5 – Layout & Position



KEY:
Common Corridor –
Shared with Adjacent Unit

**Indicative plans (not
to scale*



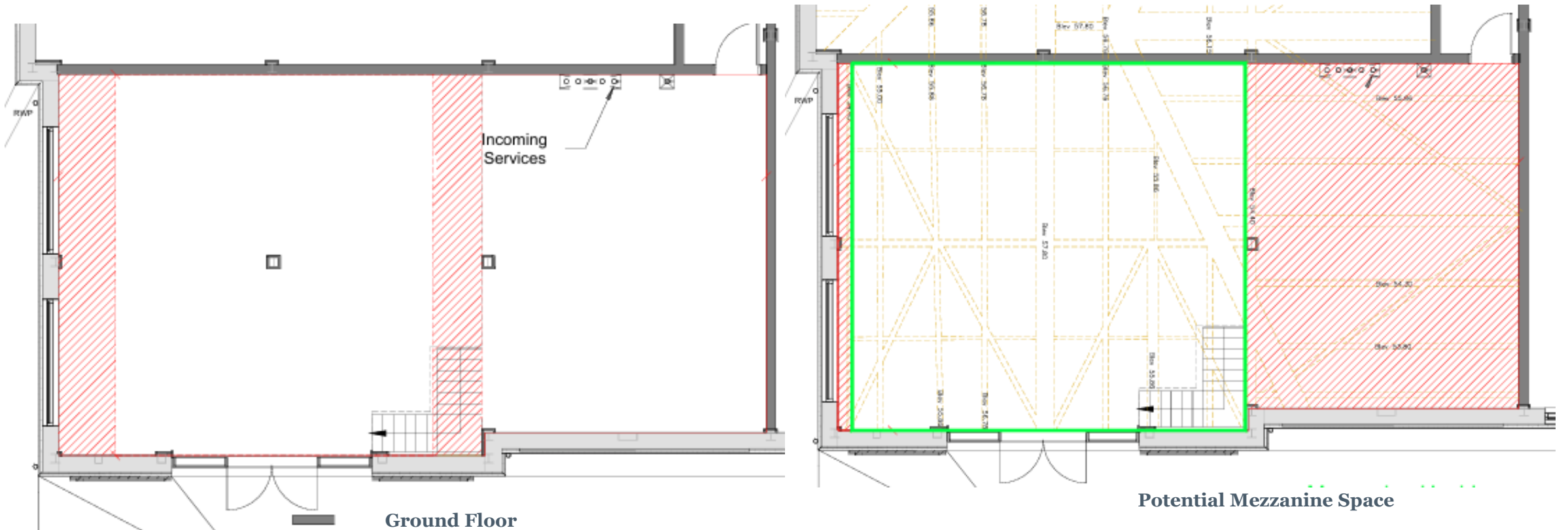
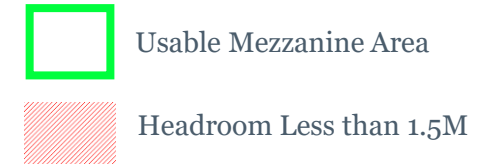


Unit 5 – Mezzanine Potential



There is potential to add c.790 sq. ft. of usable mezzanine space, increasing the overall accommodation from 1,345 sq. ft. to c.2,135 sq. ft.

The indicative plans show how approximately half of the floorplate could accommodate a mezzanine, with a new stair positioned to the right of the existing entrance. This creates flexibility for showroom, studio, stockroom or customer-experience uses, subject to occupier requirements and consents.





Unit 5 – Current Fit-Out & Delivery



Photographs show the current café fit-out.

Following relocation of the existing café operator, the unit will be cleared and refurbished to provide a flexible open-plan retail/lifestyle space. A back-of-house store and disabled WC will be retained, supporting an efficient fit-out for the next occupier.





Unit 5 – Lease Information



SIZE

1,345 sq. ft. (124.95 sq. m.) NIA.
Potential c.790 sq. ft. mezzanine, increasing total accommodation to c.2,135 sq. ft.

RENT

£26,000 per annum, exclusive of service charge, utilities, business rates and VAT.

INTERNAL FINISH

To be stripped back and refurbished as open-plan retail/lifestyle space following café relocation.

HVAC, DDA WC, back-of-house area, electrics, full track lighting and sink area retained.
Rear service-corridor access.

LEASE TERMS / REPAIRING OBLIGATIONS

Effective full repairing and insuring lease of up to 5 years.

OPENING HOURS

Minimum Trading Hours

Monday to Saturday: 9am - 5pm
Sunday & Bank Holidays: 10am - 4pm

Maximum Trading Hours

Monday to Sunday: 6am – 10pm
(some uses may have 24-hour emergency provision)

SERVICE CHARGE

Estate service charge payable pro rata for common parts, car park, access road, service yard and building exteriors.

Current Unit 5 contribution: c.£6,243.77 per annum.

BUSINESS RATES

Rateable Value: £24,250. Payable in addition to rent.

UTILITIES

Sub-metered mains water and electricity plus fibre internet connection.

VAT

The property is elected for VAT.

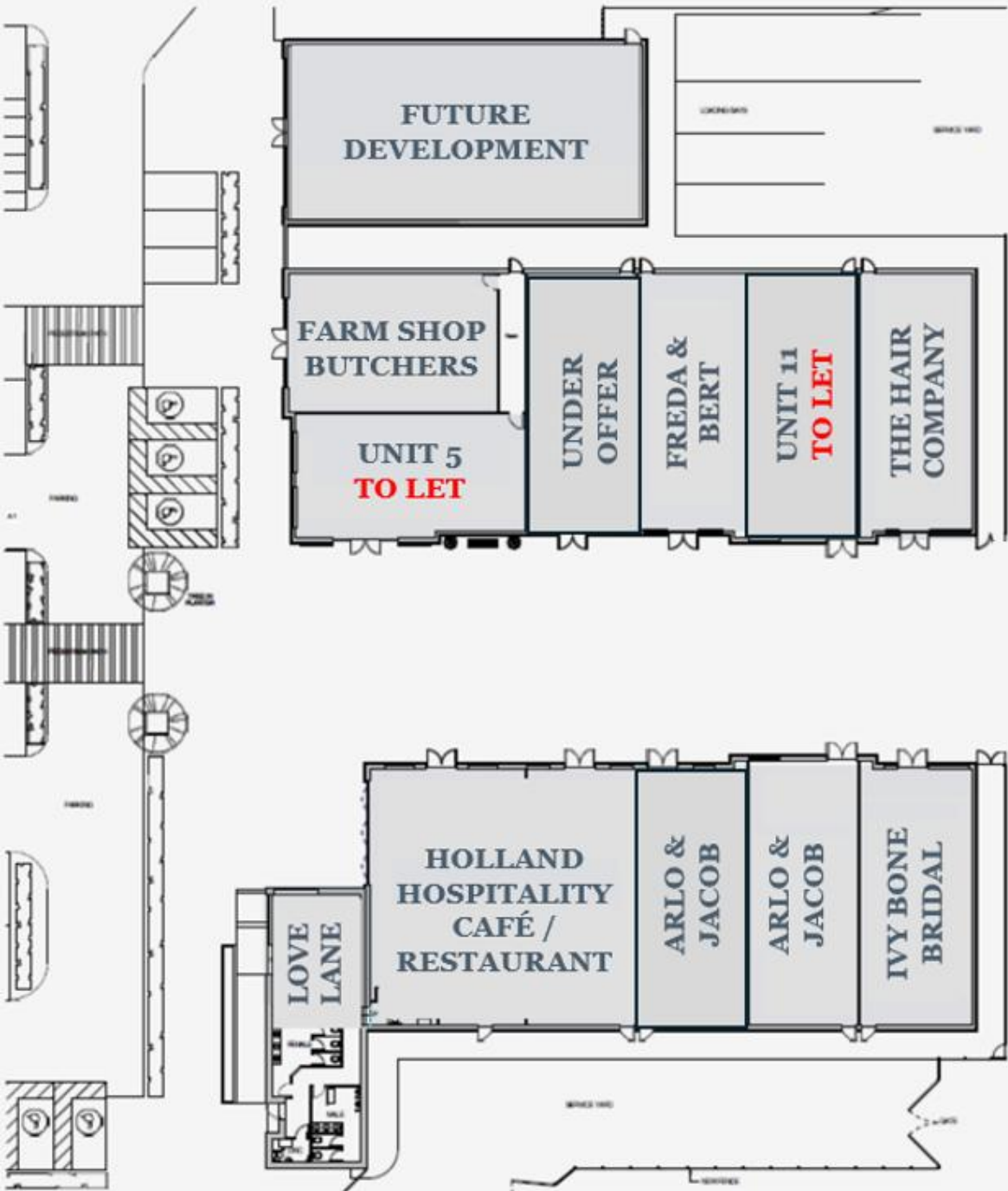
EPC

EPC rating A(12).

LEGAL & PROFESSIONAL COSTS

Each party to cover their own legal and professional costs.





Target Business Types

Ben's Yard is seeking a complementary operator that strengthens the destination mix and appeals to its affluent local and visitor catchment.

Following recently approved planning consent, a wider range of uses is now permitted. Priority will be given to premium, design-led and experience-led occupiers that sit naturally alongside the existing line-up.

Particularly suitable concepts include:

Kitchen / home furniture showrooms

Interior, lifestyle and homeware brands

Men's and women's clothing retailers

Art, antiques or gallery concepts

Wine, beer and spirits merchants

Wellness, fitness or experiential retail concepts





ARLO & JACOB

Arlo & Jacob are British makers of handcrafted furniture, bringing design-conscious shoppers to Ben's Yard through sofas, chairs, footstools, rugs and accessories.

The showroom also includes outlet stock with savings of up to 60%, adding a strong value-led draw alongside the brand's wider UK showroom network.





National Retailer Testimonial



**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, transforming the former restaurant into a vibrant café and dining space.

The new concept will create a relaxed, welcoming environment where visitors can meet, unwind and enjoy Ben's Yard throughout the day.

While the main restaurant is reworked, Holland Hospitality continues to trade from the existing café. Opening is targeted for June 2026.





FREDA & BERT

Freda & Bert brings a distinctive gift and lifestyle offer to Ben's Yard, created by the team behind The Manor Gift Shop.

The shop is designed for browsing and discovery — from scented candles, stationery and cards to men's grooming, unusual gadgets and colourful wooden toys — helping broaden dwell time and impulse spend.





LOVE LANE BY ABI

Stylish, elegant and timeless.

Love Lane by Abi is a homeware and lifestyle shop with a highly personal feel, combining beautiful products with customer service, styling inspiration and interactive workshops.

The offer is rooted in vintage fabrics and natural materials, adding texture and individuality to Ben's Yard's curated retail mix.





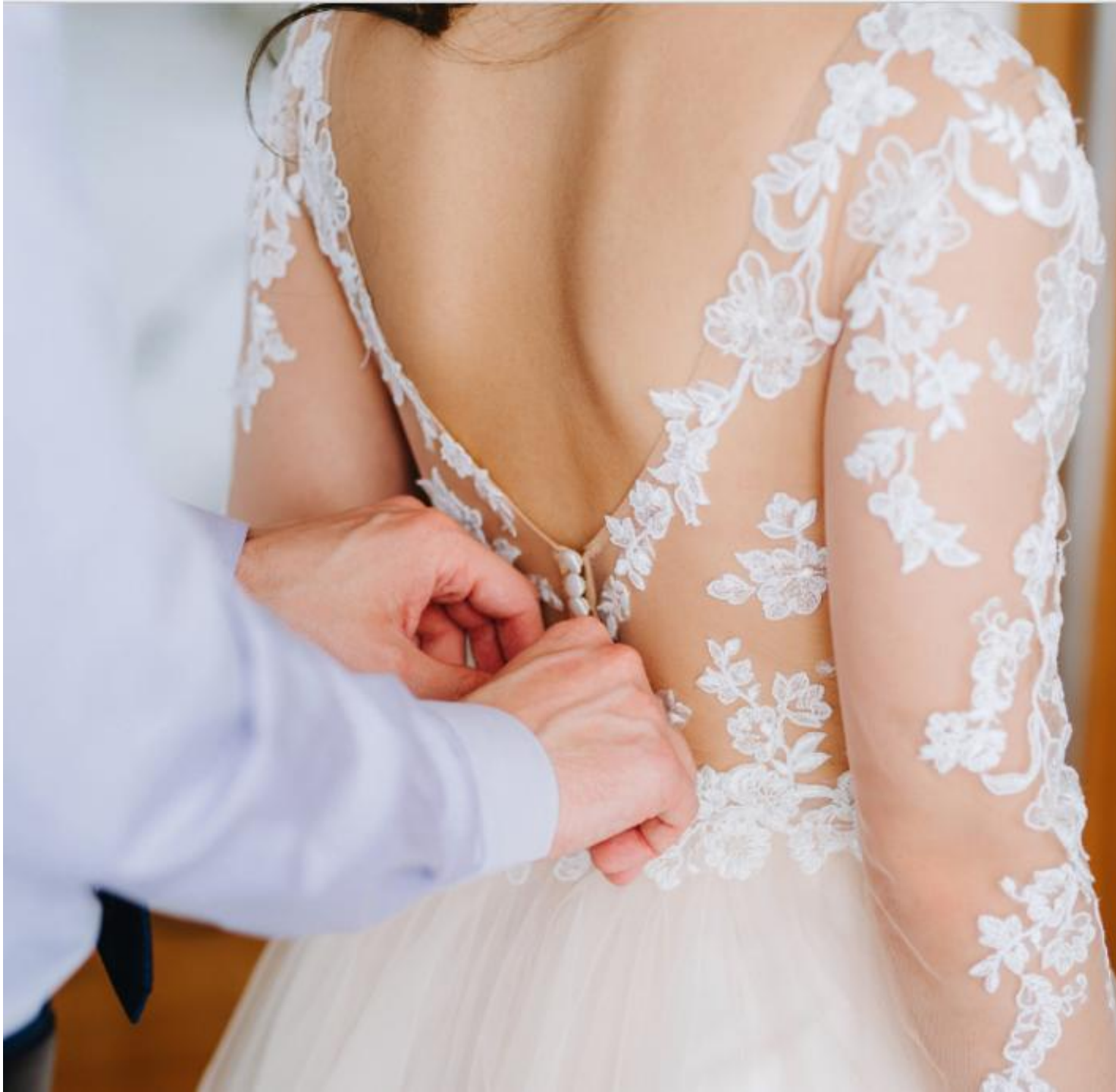
THE HAIR & BEAUTY COMPANY

A place for visitors to relax, unwind and feel their best.

The Hair and Beauty Company brings experienced stylists and therapists to Ben's Yard, offering consultations, treatments and transformations in a calm, welcoming environment.

Its service-led offer encourages repeat visits and broadens the destination beyond traditional retail.





IVY BONE BRIDAL

Ivy Bone Bridal is a luxury boutique offering a calm, personal and memorable bridal experience.

The studio showcases elegant, contemporary gowns and provides a premium appointment-led service, adding another destination reason for customers to visit Ben's Yard.





THE FARM SHOP AT BEN'S YARD

The Farm Shop brings a high-quality food offer to the estate, with fresh meats, artisan foods, local produce and an in-store butcher.

It anchors the everyday visit and complements the wider lifestyle mix, giving customers another reason to return regularly.

Dogs are welcome in outdoor areas and across many spaces around the site.





BEN'S YARD
at Stuntney Estate

VIEWING

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

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