



Tuddenham Business Centre – Retail Shop, Café/Restaurant and Office Suite
High Street, Tuddenham St Mary, Suffolk, IP28 6SQ
To Let – As Individual or Combined Options

**LACY SCOTT
& KNIGHT**

est. 1869

Business Centre – Retail Shop, Café/Restaurant, Office Suite

Tuddenham St Mary | Bury St Edmunds | Suffolk | IP28 6SQ
Bury St Edmunds 11.5 miles | Cambridge 23 miles | A14 – 4 miles
A11 – 4.5 miles

Retail Shop, Café/Restaurant and Office
Suite - to Let as Individual or Combined
Options

Location

The Business Centre is located on the north west fringe of the village of Tuddenham, opposite the Tuddenham Mill Hotel. The property has good road links lying between the A14 and A11 trunk roads.

General Description

Retail Shop Unit – modern shop area with newly built retail space.

- Front area 7m x 17m.
- Rear canopy 3m x 17m.
- External display/sales area approx. 833 m².

On the site there is parking for approx. 20 cars, and small L-shaped lean-to for outdoor storage (requires minor repairs).

Cafe/Restaurant Unit – 10.5m x 19m – comprises entrance hall, kitchen, large covered seating area (7.5m x 9m), WC. There is benefit of parking approx. for 25 cars, electric main entrance door and dedicated in/out kitchen doors for smooth service flow. CCTV installed (tenant to take over the system).

First Floor Office Suite with private entrance – 10.5m x 9m – 3 good sized offices with large conference/boardroom. It benefits of air conditioning, roof lights, providing natural light, private toilet facilities, and ample on-site parking.

Energy Performance Certificate (EPC)

Energy rating: “B”.



Lease Term

The property is available on a new lease.

Deposit

To be agreed with the lessor.

Rent

Retail Shop Unit - £25,000 per annum.

Café/Restaurant Unit - £27,500 per annum.

First Floor Office Suite - £18,000 per annum.

Check with agents about discounts for combined options.

Services

Mains electricity and mains water. Drainage via septic tank.

Local Authority:

West Suffolk Council, West Suffolk House, Western Way,
Bury St Edmunds, Suffolk, IP33 3YU

Directions

From Bury St Edmunds, leave the A14 at junction 40, turn right over the bridge onto Coalpit Lane. Travel approximately 1 mile and then continue straight on Higham Road for approximately 2 miles. Turn left onto High Street. The property will be seen on the right hand side of the road, opposite the Tuddenham Mill Hotel, after passing through the village of Tuddenham.

What3words

///glory.joyously.bronzer.

Costs

Each party to pay their own legal or any other costs included in the transaction.

Flood Risk

According to the GOV.UK Flood Risk Maps an area is within a low risk of surface water flooding.

Broadband Speed

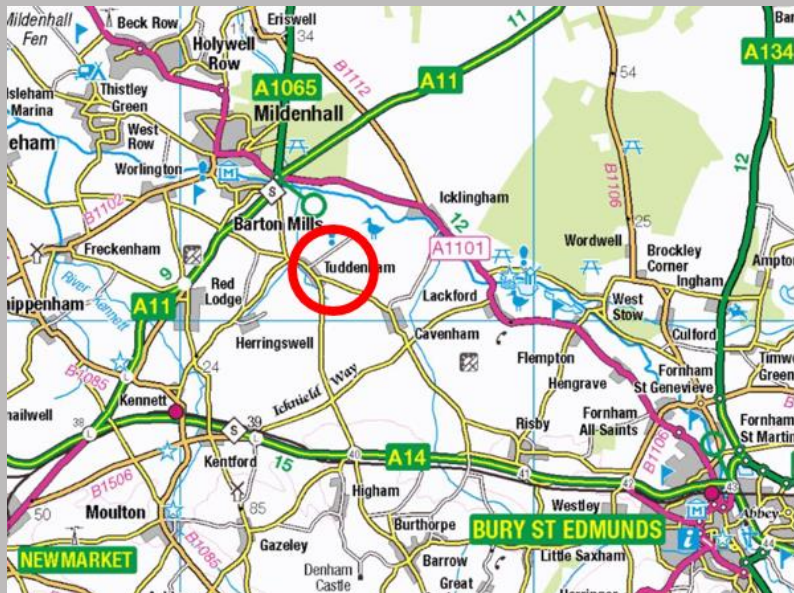
Download speed up to 80 Mbps (Ofcom, 2025).

Upload speed up to 20 Mbps (Ofcom, 2025).

Mobile Coverage Outdoor

Good – EE, O2.

Variable – Three, Vodafone.



Viewings and Further Information

Strictly by appointment only. To arrange a viewing or for further information please contact the agents at the Bury St Edmunds office.

Please contact:

Anthony Holliday FRICS

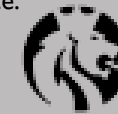
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RICS



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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- 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.



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