

Balmforth

Estate Agents, Valuers & Letting Agents



11 Mill Street, Mildenhall, Bury St. Edmunds, Suffolk,
IP28 7DP

£1,000 per month

Accommodation & Amenities

With a prominent frontage onto Mill Street and modern and updated interior together with parking to the rear this represents a desirable commercial unit.

Although the unit is on the edge of the main town it has excellent footfall with the Riverside Hotel close by and a number of residential areas a little further out of the town.

The unit still has some of the hairdressers fixtures and fittings available if required.

The unit would be suitable for a number of other related business uses and commercial uses subject to planning and the landlords consent.

It is available immediately on a variety of terms ranging from a fixed 12 month licence to a longer lease on terms to be agreed.

This building benefits from ample off street parking to the rear. The building is in excellent condition throughout and has had the roof redone. (Spring 2025)

In more detail the property comprises of: -

Ground Floor – Commercial Unit:

The generously sized front room boasts excellent street frontage and natural light, making it ideal for a variety of business uses (subject to necessary permissions). To the rear, you'll find a practical storage

room and a fitted kitchen area, offering flexibility for day-to-day operations. Outside to the rear benefits from a courtyard area with parking for multiple vehicles.

Room Descriptions:

FRONT ROOM:

Integrated storage, windows to front.

STOREROOM:

WC:

Low level WC, hand basin.

KITCHEN:

Range of wall and base units, butler sink, stainless steel sink,, space for washing machine, dishwasher, fridge freezer, two windows to rear.

OUTSIDE:

Glass frontage with separate front doors to both the commercial unit and flat, along with barn style doors leading to courtyard area and parking for several vehicles.

Parking: To the rear of the property for 4-5 vehicles.
Windows/doors: UPVC double glazing.

Council Tax: Rateable value (for the commercial ground floor): £3.600 pa 100% Small Business Rate Relief applies subject to terms.

Insurance: 50% of the buildings insurance recharged
Water with Electric; metered

Location

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical marketplace offering a good range of shopping, education, and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northeast and Bury St Edmunds to the southeast via the A1101. Mildenhall also enjoys its modern 'hub' facilities with swimming pool, library and medical facilities.

Directions

From The Market Square proceeding along the High Street towards the Church bear round to the right onto Mill Street, Continue along Mill Street and the property can be found on the left hand side.

Viewing

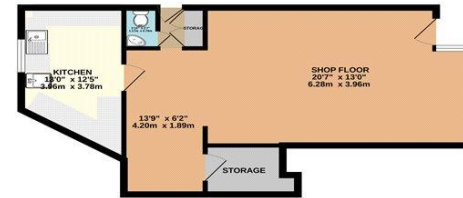
By appointment through
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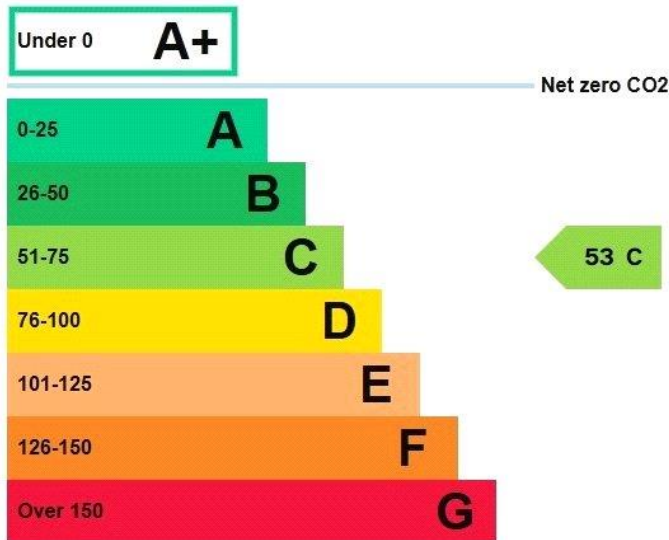
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



This property's energy rating is C.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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