



32 High Street

Lakenheath, Brandon, IP27 9JS

Retail Unit to Let

336 sq ft
(31.22 sq m)

- Retail Unit to let in mixed residential/commercial area
- Can be let in its current configuration or open plan
- Providing a Gross Internal Area of 336 Sq Ft
- Small Business Rates Relief Available
- Suitable for a variety of users
- Available from June 2026

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Summary

Available Size	336 sq ft
Rent	£7,000 per annum
Rateable Value	£5,000 Based on 2026 valuation
Service Charge	N/A
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The property comprises a well decorated ground floor lock up retail unit which forms part of a wider part commercial/part residential building. The property is of brick and block elevations with a part rendered finish underneath a pitched tiled roof.

The unit comprises retail space which is currently partitioned to create 3 smaller meeting/treatment rooms. These can be removed to suit a new occupier and let open plan. There is a small WC and kitchen facility to the rear. The unit is decorated with plastered and painted walls and ceilings, laminate flooring, LED strip lighting and Panasonic cooling and heating.

The neighbouring occupiers are a female hairdressers and a male barbershop.

Location

Lakenheath is a village located in West Suffolk approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford. Access to the A11 trunk road which leads to national motorway networks is via the Fiveways roundabout which is approximately 5 miles away.

The subject property is located on Lakenheath High Street where there are a variety of other local and regional businesses including a Co-Op, Post Office, Lakenheath Pharmacy and other takeaway and retail occupiers.

Accommodation

The accommodation comprises the following areas:

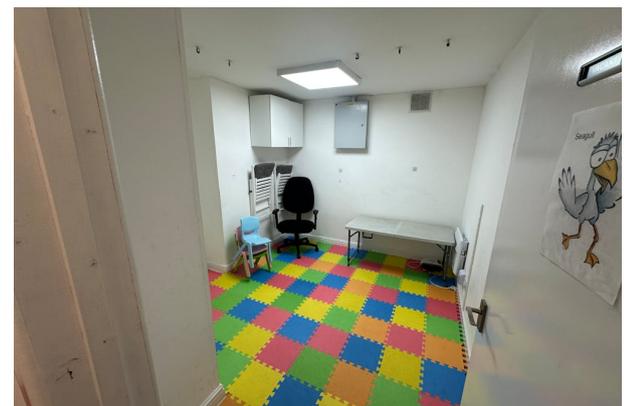
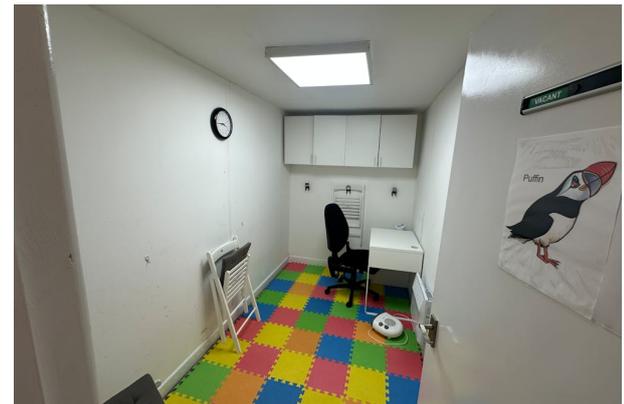
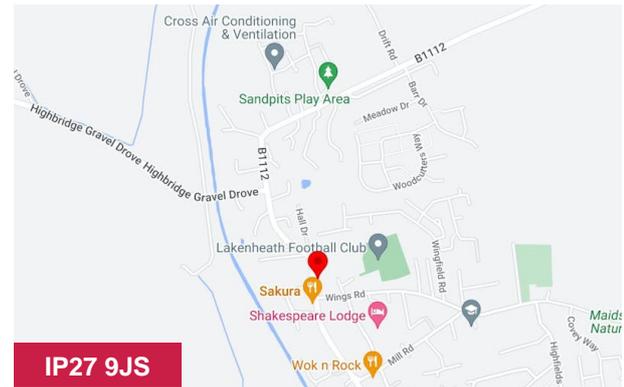
Name	sq ft	sq m	Availability
Ground	336	31.22	Let
Total	336	31.22	

Terms

The property is available from June 2026 or sooner if mutually agreeable.

Rateable Value

The property has a rateable value as per the 2026 ratings list of £5,000. Eligible occupiers would be entitled to Small Business Rates Relief whereby nil rates would be payable.



Viewing & Further Information



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