



TO LET – RETAIL UNIT

**Brandon Station, IP27
OBA**

greateranglia

Location:

Brandon railway station is in the East of England, serving the town of Brandon, Suffolk, whilst being located across the county boundary in Norfolk.

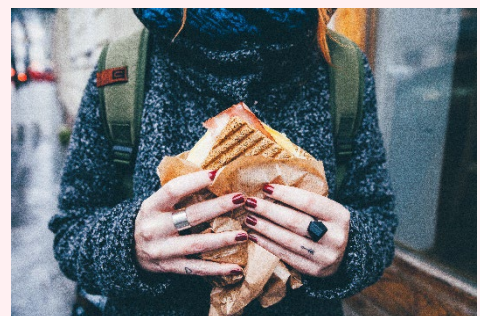
*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 115,102 for 2022/23.

115,102
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

A new business opportunity has arisen in Brandon Station to occupy the former station house. The premises requires significant works to be undertaken in order to be occupied.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The premises consists of a number of separate rooms over two floors, which would suit an office occupier.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance:

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord's legal and professional fees.

EPC TO BE PROVIDED

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:
(1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
(2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
(3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.
(4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.
(5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.