



TO LET – RETAIL UNIT

**St Margarets Station,
SG12 8DS**

greateranglia

Location:

St Margarets station is on the Hertford East branch line serving the villages of Stanstead St Margarets and Stanstead Abbots. The station provides commuters with direct access to London Liverpool Street via Tottenham Hale. It also serves Hertford East, Seven Sisters and Stratford stations.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 267,988 for 2022/23.

267,988
Annual Footfall*

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

Description:

A fantastic retail opportunity has become available at St Margarets station. The retail unit would be perfect for a coffee shop, delicatessen or a takeaway operator.



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



Property:

The unit forms part of the station building and serves onto the waiting room. It also benefits from a roller shutter. The services include power, water and drainage.

Unit Size:

Property: 21.6 sq.m. 232.5 sq.ft.

Rent:

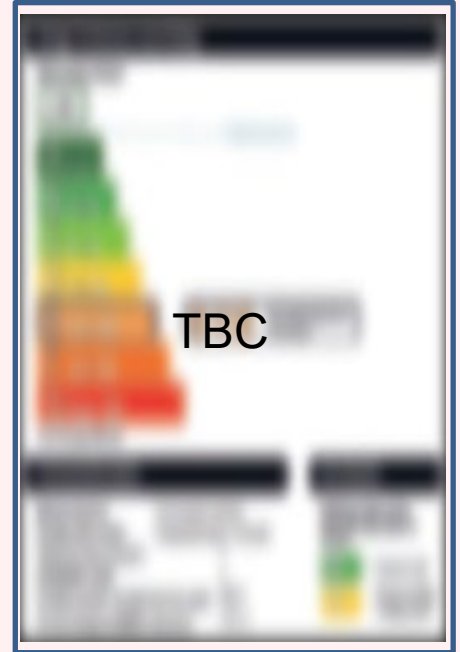
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

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.



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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.