



# TO LET – RETAIL UNIT

## Norwich Station, NR1

greateranglia

### Location:

Norwich railway station (formerly Norwich Thorpe) is the northern terminus of the Great Eastern Main Line in the East of England, serving the city of Norwich, Norfolk.

Norwich is one of the most used stations in East of England. The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 3,963,948 for 2022/23.

**3.9m+**

**Annual Footfall\***

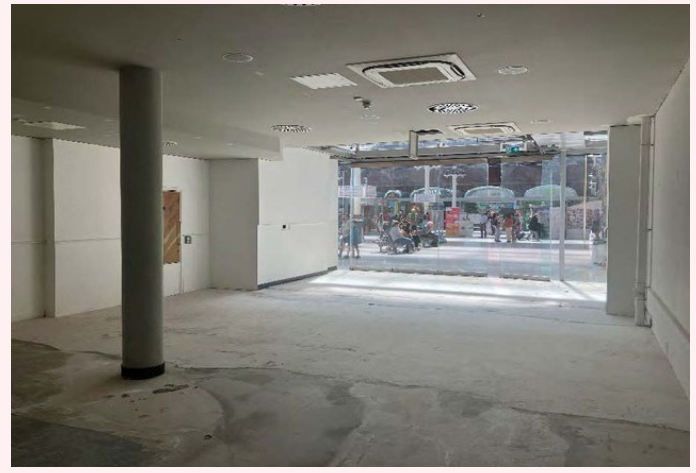
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

Well-positioned large bespoke retail unit adjacent to the waiting area. Would suit a restaurant or Grab & Go food operator.



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



**Property:**

Flexible unit with open plan layout. It benefits from high visibility from within the station. It consists of a double glazed frontage. It has a self-contained space at the rear and an accessible side entrance. Utilities in fine condition and ready for fitout for any occupier.

**Unit Size:**

Retail Unit: 109 sq.m.    1173 sq.ft.

**Rent:**

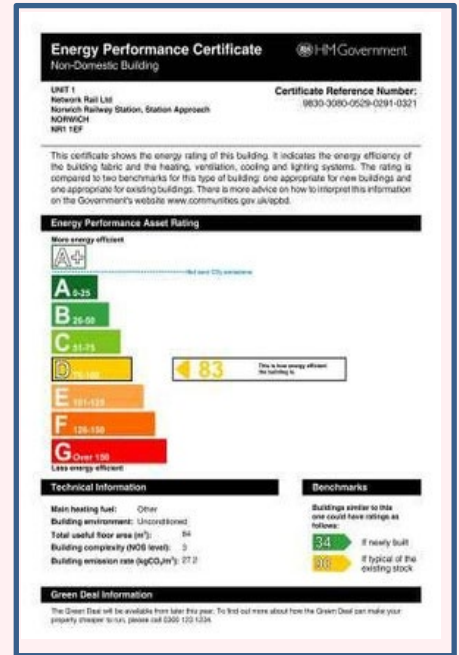
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

**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.



For further detail about this opportunity and to arrange a viewing, please contact [enquiries@advanceventures.co.uk](mailto: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.