



TO LET – RETAIL UNIT

**Ingatestone Station,
CM4 0BW**

greateranglia

Location:

Ingatestone railway station is on the Great Eastern Main Line in the East of England, serving the village of Ingatestone, Essex. The station is currently managed by Greater Anglia, which also operates all trains serving it, as part of the East Anglia franchise.

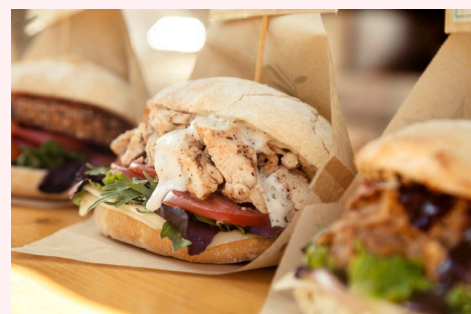
*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 682,790 for 2022/23.

682,790
Annual Footfall*

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

Description:

A new business opportunity has arisen in Ingatestone for a coffee shop, delicatessen or other takeaway service. This station has a high captive audience.



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



Property:

The premises comprise a retail kiosk serving into Station building. Previous fit out remains. Would suit Coffee operator, all services available.

Unit Size:

Retail unit: 12.5 sq.m. 135 sq.ft.

Rent:

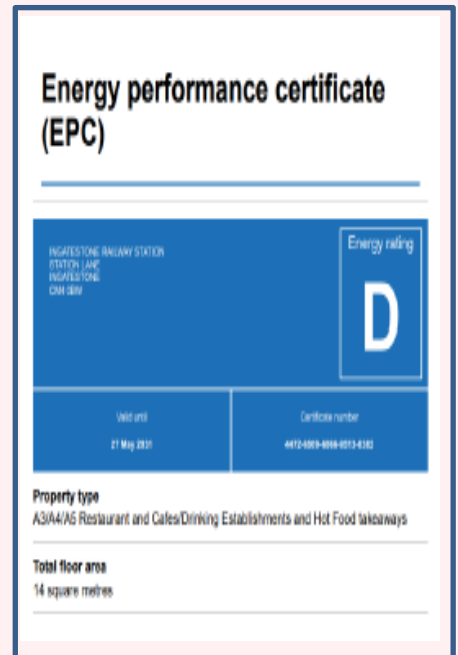
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

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.