



## TO LET – STATION HOUSE

**Attleborough Station,  
NR17 2AS**

greateranglia

### Location:

Attleborough railway station is on the Breckland line in the east of England, serving the town of Attleborough, Norfolk. The line runs between Cambridge in the west and Norwich in the east. Attleborough is situated between Eccles Road and Spooner Row, 108 miles from London Liverpool Street via Ely.

\*Attleborough station has a small footfall with the latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 168,896 for 2022/23.

**168,896**  
Annual Footfall\*

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

### Description:

Former station house available on a leasehold basis. Extensive internal and external works required. Would suit Community or Commercial use. All offers considered subject to a robust Business Plan including funding sources.



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



### Property:

The exterior of the building has been largely refurbished and internal remedial works also completed. The building is available in a shell condition. Information on services is available on request.

### Unit Size:

Retail Unit: 217 sq.m.      2,335 sq.ft.

### Rent:

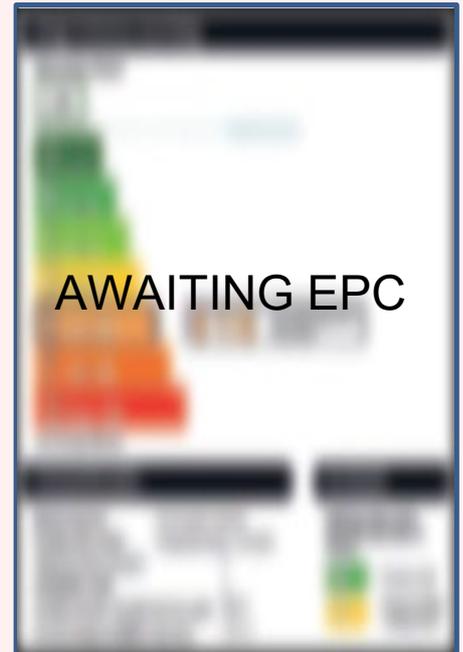
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

### 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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(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.