



TO LET – RETAIL UNIT

STAMFORD **Station PE9 2WB**

E M R

Location:

Stamford Station - The unit is located on platform 1 and occupies a prime position adjacent to the ticket hall and in close proximity to the over bridge to platform 2.

247,698 +
Annual Footfall*

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

Description:

The unit forms part of the station building and comprises a former office with scope for conversion to a retail unit.



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



Property:

The space comprises a single room with potential for conversion to a grab and go kiosk with adjoining store/kitchen.

Unit Size:

Retail Unit: 28.5 sq.m. 307 sq.ft.

Rent:

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

Rates, Services & Insurance

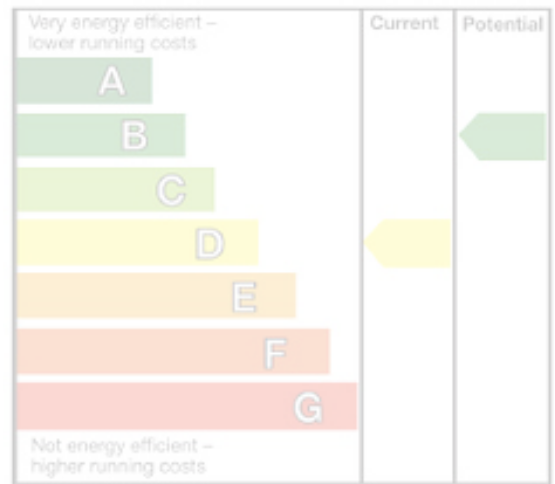
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

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

EPC:

Awaiting Survey



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