



## TO LET – RETAIL UNIT

### Redditch Station , B97 4RB



Operated by West Midlands Trains

#### Location:

Redditch railway station is the southern terminus of the Cross-City Line 14.5 miles south of Birmingham New Street.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 685,240 for 2022/23.

**+685,000**  
**Annual Footfall\***

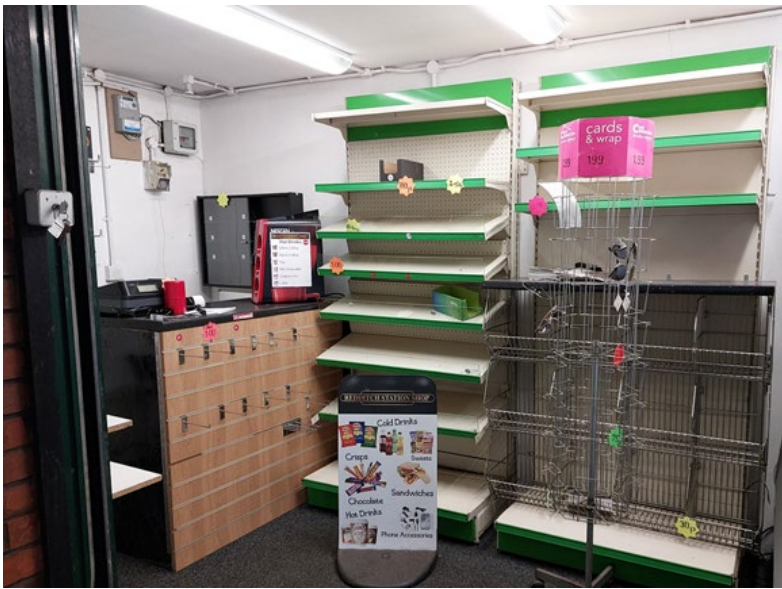
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

#### Description:

A business opportunity has arisen in Redditch for a coffee shop, sandwich shop or other takeaway service.



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



**Property:**

A vacant retail unit, formerly trading as a convenience store . The premises would suit a grab and go coffee operator

**Rent:**

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

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**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.

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**Costs:**

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



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