



## TO LET – STATION HOUSE

**Weeley Station, CO16  
9DH**

greateranglia

### Location:

Weeley railway station is on the Sunshine Coast Line in the East of England, serving the village of Weeley, Essex. The line runs between Colchester in the west and Clacton-on-Sea in the east. Hourly trains run to Colchester and there are regular rush hour services to London. It is 62 miles from London Liverpool Street.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 32,642 for 2022/23.

**32,642**

**Annual Footfall\***

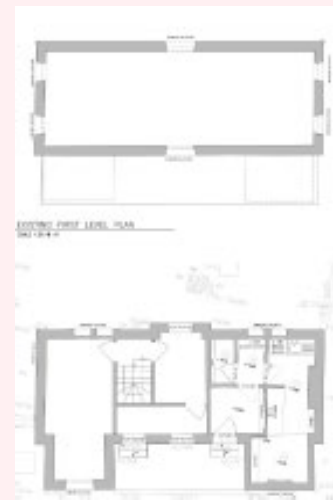
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

Former station building available on a leasehold basis. Extensive internal and external works required. Would suit Community 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:

Two storey former station building at Weeley Station, adjacent to Weeley Bridge Holiday Park. The station is unmanned. No car parking spaces are included.

### Unit Size:

Retail Unit: 74 sq.m.      797 sq.ft.

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### Rent:

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