



## TO LET – RETAIL UNIT

### Formby Station

L37 2JF



#### Location:

Formby is located on the northern line, approximately 30 minutes journey time from Liverpool Central and 15 minutes from Southport. The premises comprise an existing waiting room located on platform 1 where there are Liverpool bound services every 20 minutes on weekdays.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,062,658 for 2022/23.

#### Description:

A potential retail opportunity perfectly suited to a grab & go coffee offer is available at Formby station.

**1m+**  
**Annual Footfall\***

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



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



### Property:

Prominent site for a retail unit located in the waiting room on platform 1 closest to the overbridge and pedestrian access from the car park. Power, water and drainage will be provided to suit the requirements of the operator.

### Unit Size:

Retail Unit: 18.21 sq.m.                      196 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 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.

### EPC: To be confirmed



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