



TO LET – RETAIL UNIT

Wolverton Station

MK12 5LJ



Operated by West Midlands Trains

Location:

Wolverton station serves the town of Wolverton in the City of Milton Keynes. The station provides commuters with access to Milton Keynes Central, Northampton and London Euston stations.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 266,578 for 2022/23.

266,578
Annual Footfall*

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

Description:

An exciting new opportunity has become available in Wolverton station. The retail space would suit a Grab & Go Coffee or Grab & Go Food operator.



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

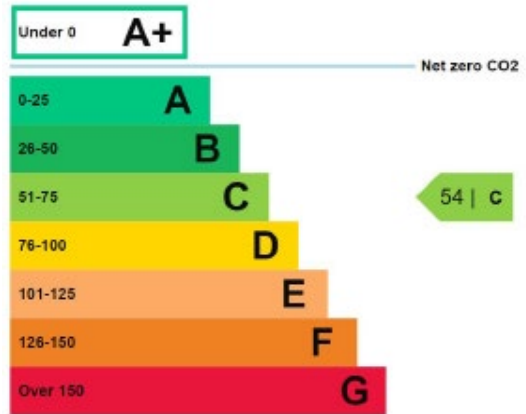


Property:

The retail space is a modern built unit located inside the station building by the main station entrance. It benefits from an open area and roller shutters. The unit is ready for fit-out according to tenant specifications.

Unit Size:

Retail Unit: 14.73 sq.m. 158.51 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.

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