



TO LET – STATION HOUSE

**Elsenham Station,
CM22 6HA**

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Location:

Elsenham railway station is on the West Anglia Main Line serving the village of Elsenham in Essex. It is situated between Stansted Mountfitchet and Newport, 35 miles north of London Liverpool Street.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 191,746 for 2022/23.

191,746
Annual Footfall*

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

Description:

Former station house 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:

The former Station House is split over the ground and first floor, the premises are located beside the small cafe on the station platform. The building requires significant work to bring it back into use. The property comes with some small outbuildings.

Unit Size:

Retail Unit: 71 sq.m. 764 sq.ft.

Rent:

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



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(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.
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