



TO LET - RETAIL UNIT

March Station, PE15 8SJ

greateranglia

Location:

March railway station is on the Ely– Peterborough line in the east of England and serves the market town of March, Cambridgeshire. It is situated between Manea and Whittlesea stations.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 305.354 for 2022/23.

Description:

Large bespoke retail unit with flexible footprint available now. Would suit a Grab & Go operator.

305,354
Annual Footfall*

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



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





Property:

Flexible unit with open plan layout and benefits from its own W/C. The unit is accessible from the front of the station.

Unit Size:

Retail Unit:47.56 sq.m. 512 sq.ft.

Rent:

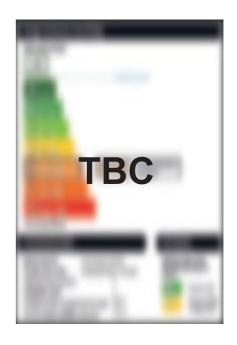
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

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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Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:

(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.

