



TO LET – STATION HOUSE

**Thurston Station, IP31
3QU**

greateranglia

Location:

Thurston railway station is on the Ipswich - Ely line, serving the village of Thurston in Suffolk, England. It is served by hourly train services between Ipswich, Cambridge, Stowmarket and Bury St Edmunds.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of over 95,720 for 2022/23.

95,720
Annual Footfall*

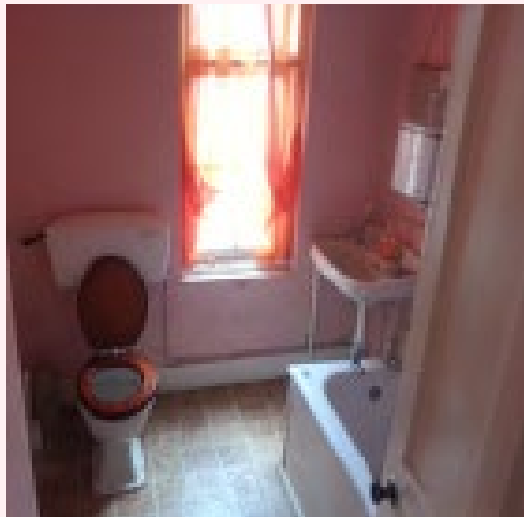
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Former station house available on a leasehold basis. Extensive internal and external works required. Would suit Community or Commercial 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 property comprises a large Grade II listed former station building, of brick construction under a slate roof, on three floors (the top floor being at station platform level).

Unit Size:

Property: 249 sq.m. 2,680 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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(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.