



TO LET – STATION HOUSE (NORTH)

**Stowmarket Station,
IP14 1RQ**

greateranglia

Location:

Stowmarket railway station is on the Great Eastern Main Line in the East of England, serving town of Stowmarket, Suffolk. It is located in the centre of the town within a predominantly commercial and residential area. Stowmarket is a very busy commuter station served by regular train services to and from London Liverpool Street, Ipswich and Norwich.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 764,552 for 2022/23.

764,552
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 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 a three storey Grade II Listed building and forms the northern end of Stowmarket Station buildings. The basement level comprises of a kitchen and 2 offices. There are 2 offices and a bathroom/WC on the ground floor level. The building also includes a small courtyard.

Unit Size:

Retail Unit: 170 sq.m. 1,830 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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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.