



TO LET – RETAIL UNIT

**Sawbridgeworth
Station, CM21 9JZ**

greateranglia

Location:

Sawbridgeworth railway station is on the West Anglia Main Line serving the small town of Sawbridgeworth in Hertfordshire, England. It is 26 miles from London Liverpool Street and is situated between Harlow Mill and Bishop's Stortford stations.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of over 354,440 for 2022/23.

354,440
Annual Footfall*

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

Description:

A new business opportunity has arisen in Ponders End for a coffee shop, delicatessen or other takeaway service. This station has a high captive audience.



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



Property:

The retail kiosk is adjacent to waiting room and fronts on to Platform 1 (services to London Liverpool Street). The kiosk has a shutter door and benefits from power and water, no drainage present.

Unit Size:

Retail unit: 9 sq.m. 97 sq.ft.

Rent:

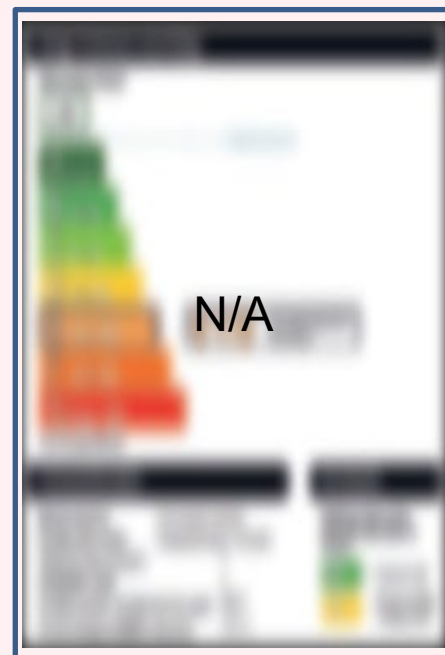
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

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.