



TO LET – KIOSK

Cambridge Station, CB1

greateranglia

Location:

Cambridge Station is located in the city of Cambridge. The station serves Stansted Airport, London Liverpool Street and London Kings Cross stations, as well as the Fen Line to Kings Lynn, the Breckland Line to Norwich, the Ipswich-Ely line to Ipswich.

It is the thirteenth busiest station in the UK outside London. *The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 9,341,600 for 2022/23

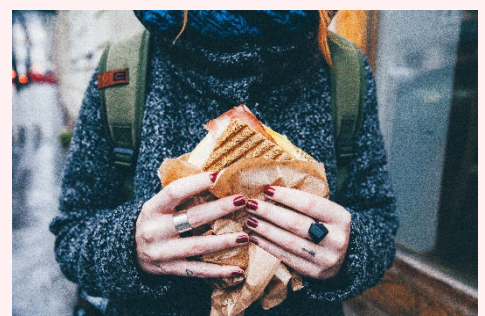
9.3m+

Annual Footfall*

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

Description:

A new and attractive business opportunity has arisen in Cambridge for a Grab & Go food or other takeaway service.



* Footfall figures from the Office of Rail & Road for 2021/22



Property:

The retail kiosk fronts on to busy Platform 1 where trains depart regularly for London Liverpool Street. The kiosk has a shutter door and benefits from remote back of house.

Unit Size:

Retail Unit: 9.8 sq.m. 105 sq.ft.
Storage: 11.57 sq.m. 125 sq.ft.

Rent:

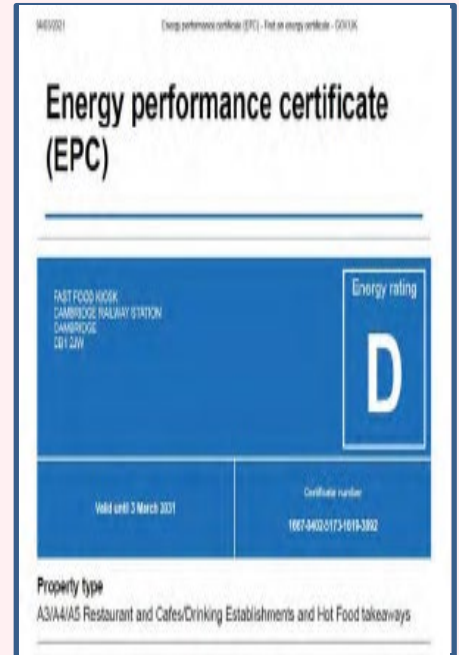
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

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.



For further detail about this opportunity and to arrange a viewing, please contact enquiries@advanceventures.co.uk

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.