



TO LET – RETAIL UNIT

Braintree Station, CM7
3QL

greateranglia

Location:

Braintree railway station is the northern terminus of the Braintree Branch Line in the East of England, serving the town of Braintree, Essex.

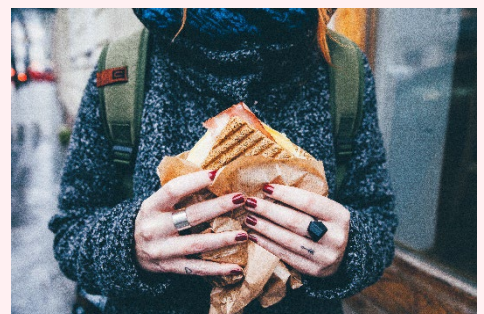
*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 460,478 for 2021/22.

460,000+
Annual Footfall*

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

Description:

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



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



Property:

A recently vacant retail unit, formerly trading as a newsagent would suit a grab and go food and coffee operator. Situated in a prime location on the only station platform with services to and from London Liverpool Street, positioned next to the waiting room and ticket office at Braintree Station.

Unit Size:

Retail Unit: 15.7 sq.m. 169 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.

EPC TBC

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.