



TO LET – RETAIL UNIT

BEESTON Station **Nottingham NG9**

E M R

Location:

The station café kiosk is sited within the main station building which is grade II listed. Accessed directly from the platform which can be reached by both rail travel users and also the wider community. Beeston is a popular commuter station serving the wider Nottingham suburbs and beyond.

439,410 +
Annual Footfall*

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

Description: The unit will suit both grab and go snacks and beverage offers plus retail of confectionary, newspapers etc. The station is surrounded by a mix of commercial and residential with plentiful scope to generate additional revenue streams.



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



Property:

The unit forms part of the station building and fronts on to Platform 1. It comprises a single room with feature fire surround and space for outside seating to each side of the entrance door.

Unit Size: 15 sq.m m

Rent:

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

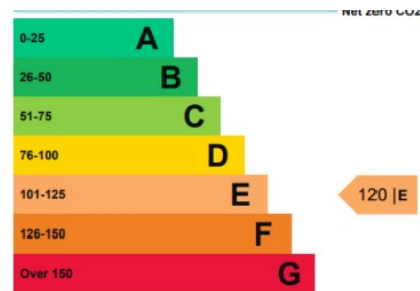
Rates, Services & Insurance

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 legal and professional fess

EPC: E



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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Advance Ventures is acting on behalf of Abellio East Midlands Limited, a company registered in England and Wales with company number 09860485 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.