



TO LET – RETAIL UNIT

**Bishops Stortford Station,
CM23 3BL**

greateranglia

Location:

Bishop's Stortford Railway Station is a key transport hub in Hertfordshire, offering regular and convenient rail connections to London Liverpool Street, Cambridge, and Stansted Airport. Located close to local shops, cafes, and residential areas, the station serves a steady flow of commuters and visitors, making it a well-connected and vibrant destination.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 2,806,012 for 2023/24.

Description:

This well-positioned retail unit is located on Platform 1 of Bishop's Stortford Station, benefiting from excellent visibility and consistent footfall from both arriving and departing passengers. As a key commuter hub with direct links to London, Cambridge, and Stansted Airport, the station offers strong exposure to a wide customer base. The unit is ideally suited for grab-and-go offering

2.8m+

Annual Footfall*

For further detail about this opportunity please contact Coree.Beccles@transport-uk.com



* Footfall figures from the Office of Rail & Road for 2023/24



Property

Situated on Platform 1 of Bishop's Stortford Station, this well-located retail unit offers direct access to steady footfall throughout the day.

Serving a busy commuter route with regular services to London, Cambridge, and Stansted Airport, the station provides a strong customer base for retail or grab-and-go operators. The unit is fully serviced with electricity, water, and drainage, making it ready for immediate occupation.

Unit Size:

Retail Unit: 9 sq.m. 90 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 charge and insurance costs will be 7.5% and 2% of the annual rent respectively

Costs:

The ingoing occupier will be responsible for all the Landlord's legal and professional fees.

For further detail about this opportunity and to arrange a viewing, please contact
Coree.Beccles@transport-uk.com

Transport UK East Anglia Limited is a company registered in England and Wales with company number 07861414 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.