



TO LET – MOBILE PITCH

Lea Bridge Station, E10
7PG

greateranglia

Location:

Lea Bridge Station is on the line between Stratford and Tottenham Hale on the Lee Valley Line. The station has regular trains to Stratford, Bishop's Stortford and Meridian Water, with additional services running to Hertford East and London Liverpool Street.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 617,224 for 2022/23.

617,224
Annual Footfall*

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

Description:

An exciting mobile retail opportunity has become available at Lea Bridge station. Located adjacent to a residential area and minutes away from Stratford City by train, this busy area would suit a Grab & Go Coffee or Food mobile retailer.



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

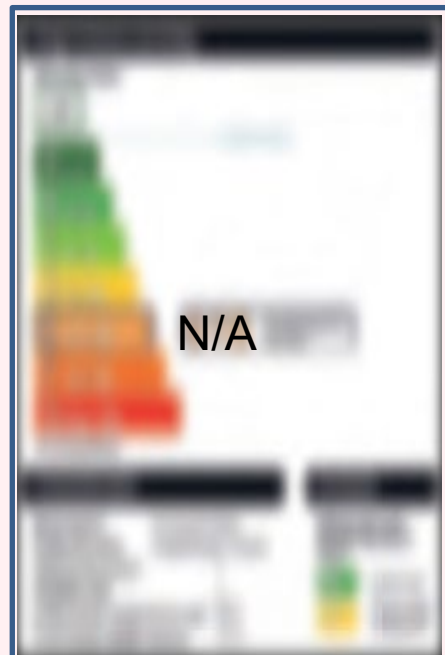


Property:

The premises comprise a retail kiosk serving into Station building. Previous fit out remains. Would suit Coffee operator, all services available.

Unit Size:

N/A



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 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.