



TO LET – STATION HOUSE

**Great Bentley Station,
CO7 8LH**

greateranglia

Location:

Great Bentley railway station is on the Sunshine Coast Line, a branch of the Great Eastern Main Line, in the East of England, serving the village of Great Bentley as well as the nearby settlements. It is a popular, affluent village located in the heart of Essex and is within a relatively short commute distance to major cities like Ipswich and Colchester.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 64,860 for 2022/23.

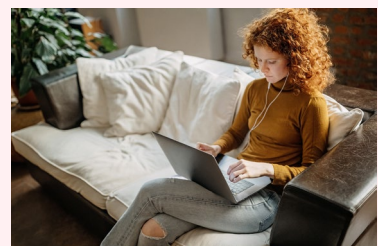
64,860

Annual Footfall*

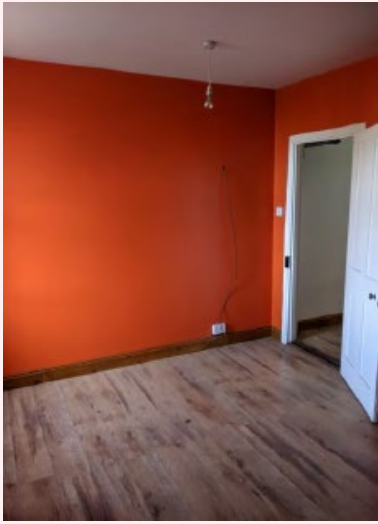
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Unfurnished residential property available now.



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

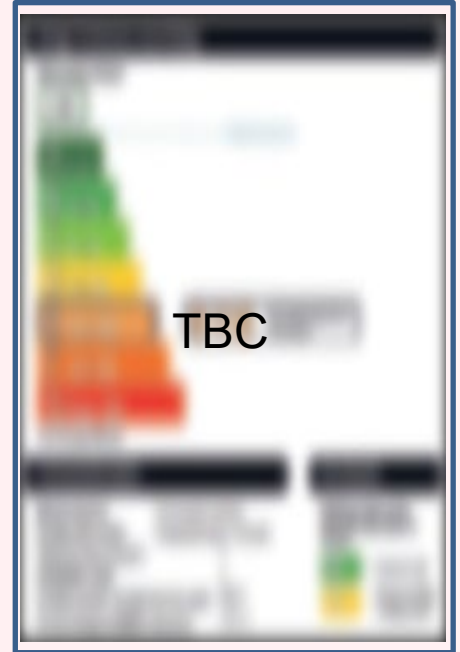


Property:

An unfurnished station house. Benefits from 2 receptions, 3 bedrooms, kitchen, shower room and WC.

Unit Size:

Property: 111.5 sq.m. 1,200 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 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.