



TO LET – RETAIL UNIT

Ipswich Station, NR1

greateranglia

Location:

Ipswich is on the Great Eastern Main Line and provides commuters with direct access to London Liverpool Street and Norwich. The station also connects to Colchester, Chelmsford and Manningtree.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 3,028,054 for 2023/24.

3m+
Annual Footfall*

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

Description:

Well-positioned bespoke retail unit located in the waiting area. Would suit a restaurant or Grab & Go coffee/food operator.



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



Property:

Well sized unit located inside the waiting room on the island platform at Ipswich station. It benefits from high visibility from within the station. Contains a shutter door. Utilities in fine condition and ready for fitout for any occupier.

Unit Size:

Retail Unit: 13 sq.m. 140 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.