



Retail Unit - Sawbridgeworth Station

# TO LET - RETAIL UNIT

Sawbridgeworth station

Station Road, Sawbridgeworth, Essex CM21 9JZ

**A new business opportunity has arisen in Sawbridgeworth Station for a coffee shop, delicatessen or other takeaway service. This station has a high captive audience.**

**Location:**

Sawbridgeworth railway station is on the West Anglia Main Line serving the small town of Sawbridgeworth in Hertfordshire, England. It is 26 miles 57 chains down the line from London Liverpool Street and is situated between Harlow Mill and Bishop's Stortford stations.

\*Sawbridgeworth station has a small footfall with the latest figures available from the Office of Rail & Road Regulation (ORR) record passenger entries and exits of over 500,000 for 2019/20.

**500,000 +**

**Annual station footfall\***

ADVANCE  VENTURES

**greater**anglia



**Grab & Go Coffee | Grab & Go Food**

**Property:**

The retail kiosk is adjacent to waiting room and fronts on to Platform 1 (services to London Liverpool Street). The kiosk has a shutter door and benefits from power and water, no drainage present.

**Unit Size:**

Retail Kiosk: 9 sq.m.

97 sq. ft.

**Rates Services & Insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

**Rent:**

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

**Costs:**

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

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**EPC:**



**Inspection:**

Viewings can only be made with prior arrangement by contacting

**James Taylor**

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