



Retail Unit - Stamford station

# TO LET - RETAIL UNIT

Stamford station, PE9 2WB

**A self-contained retail opportunity is available in a prominent location at Stamford station where there is no existing food or beverage offer.**

**Location:**

The unit is located on platform 1 and occupies a prime position adjacent to the ticket hall and in close proximity to the over bridge to platform 2. The unit can be accessed via the ticket hall at the front of the station and via the public right of way connecting the station to Stamford town centre.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 366,652 for 2019/2020.

**350,000 +**

**Annual station footfall\***

ADVANCE  VENTURES

**E M R**



## Grab & Go Coffee | Grab & Go Food

### Property:

Former office with scope for conversion to a retail unit. The space comprises a potential sales area with an adjoining kitchen. Subject to inspection, the net internal floor area is as follows: -

**Unit Size:** 28.53 sq m                      307 sq. ft.

### Rates Services & Insurance:

Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning/listed building consent. Service Charge and Insurance contributions to reflect 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 Landlord and Superior Landlord legal and professional fees.



### Inspection:

Viewings can only be carried out with prior notice by contacting:

**James Catling**

+44 (0)7990 654567

enquiries@advanceventures.co.uk

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