



Kiosk - Cambridge Station

# TO LET - KIOSK

Cambridge Station, CB1

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

**Location:**

Cambridge Station is located in the city of Cambridge and is within close proximity to the city centre. The station serves Stansted Airport, London Liverpool Street and London Kings Cross stations, as well as the Fen Line to Kings Lynn, the Breckland Line to Norwich, the Ipswich-Ely line to Ipswich.

It is the thirteenth busiest station in the UK outside London. \*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 12 million for 2019/20.

## 12m +

**Annual station footfall\***

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Coffee | Takeaway | Delicatessen | Pastries | Sandwiches

### Property:

The retail kiosk fronts on to busy Platform 1 where trains depart regularly for London Liverpool Street. The kiosk has a shutter door and benefits from remote back of house.

### Unit Size:

Kiosk: 9.8 sq.m.	105 sq. ft.
Storage: 11.57 sq.m.	125 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 will comprise a Minimum Guaranteed Rent and a rent based on turnover.

### Costs:

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

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### EPC:

04/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)



### Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

### Inspection:

Viewings can only be made with prior arrangement by contacting

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