



Retail Unit - Meridian Water Station

# TO LET - RETAIL UNIT

Meridian Water Station, Meridian Way,  
London, N18 3HF

**A fantastic retail opportunity is now available at Meridian Water station. With a large flat development ongoing adjacent to the station, this space is a perfect location that would suit a cafe or a newsagent operator.**

## **Location:**

Meridian Water is on the Lea Valley Line and provides commuters with direct access to Stratford and London Liverpool Street. The station also connects to Stansted and Cambridge.

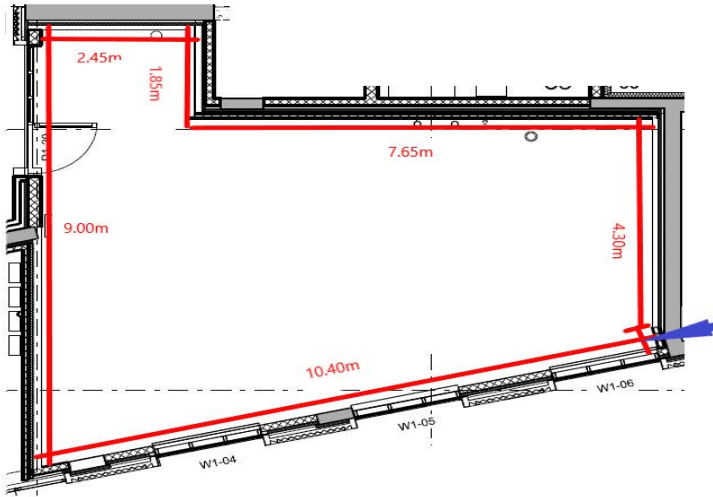
\*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 40,040 for 2019/20.

## 40k +

**Annual station footfall\***

ADVANCE  VENTURES

**greateranglia**



Food | Newsagent | Coffee

### Property:

The property is a newly built and modern unit, forming part of the station building and fronts onto the main road. The unit benefits from glass frontage and comprises of a single well-sized room. Power, water and drainage are available.

### Unit Size:

Ground Floor: approx. 62.35 sq.m. 671 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% of the Rent payable respectively.

### Rent:

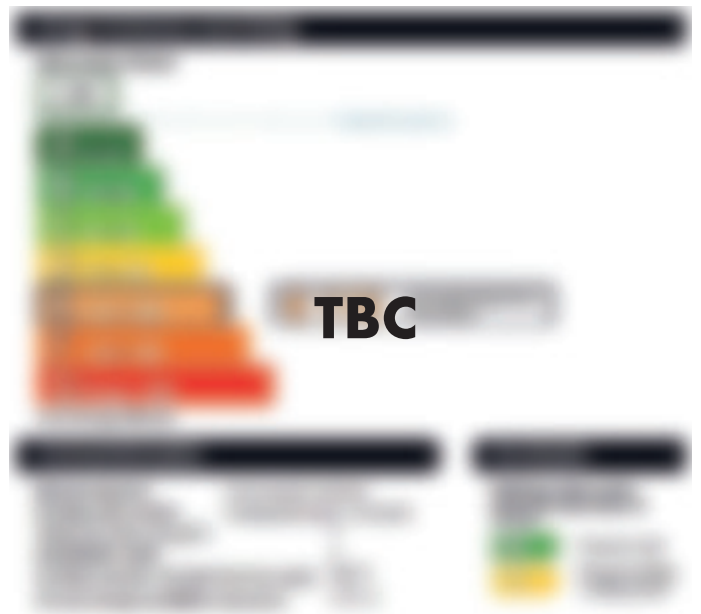
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### Costs:

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

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.

### EPC:



**For further details relating to this property, please contact:**

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