



Station House - Alresford Station

TO LET - STATION HOUSE

Alresford Station, Station Road
Alresford, Essex CO7 8AA

Former station house available on a leasehold basis. Extensive internal and external works required. Would suit Community use. All offers considered subject to a robust Business Plan including funding sources.

Location:

Alresford railway station is on the Sunshine Coast Line in the East of England. It is a small commuter station, located in the centre of the Village of Alresford, Essex. There are regular train services to Colchester (6.7 miles) and London Liverpool Street (62 miles).

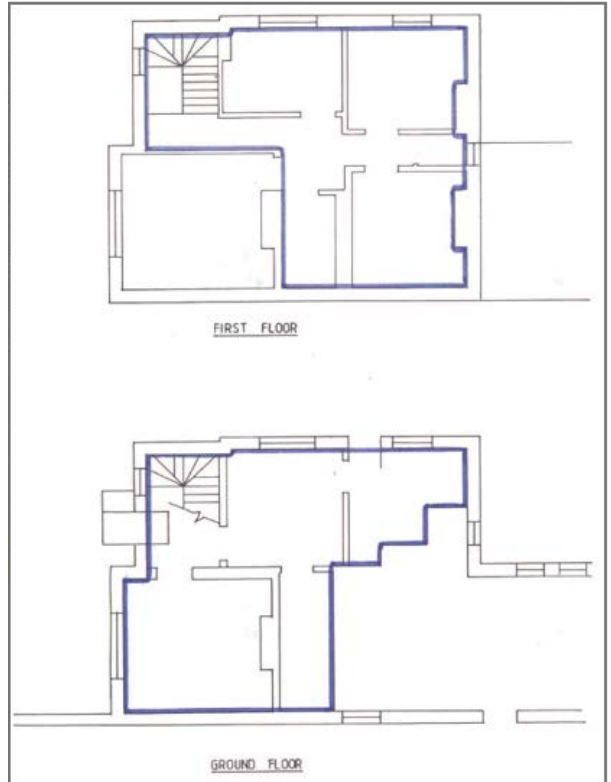
*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 65,602 for 2019/2020.

65,000 +

Annual station footfall*

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Residential

Property:

The ground floor benefits from a kitchen and living room, and the first floor has 3 bedrooms, a bathroom and WC. The land to the front and side of the building is also potentially available. The station house is accessed by its own private path.

Unit Size:

Property: 78.8 sq.m. 848.2 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, council tax and planning. Service Charge and Insurance Charge to be recharged as a fair proportion of outgoings.

Rent:

To be negotiated depending on use

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:



**For further details relating to this property,
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