



Bishop's Stortford

Retail Unit - Bishops Stortford Station

TO LET - RETAIL UNIT

Bishops Stortford Station, Station Road,
Bishops Stortford, Essex, CM23 3BL

A rare retail opportunity has become available at Bishops Stortford station. With a large flat, office and car park development that has been ongoing right across the station, this is a perfect location that would suit a Grab & Go Food operator.

Location:

Bishops Stortford railway station is on the West Anglia Main Line serving the town of Bishops Stortford. The station provides commuters with direct access to London Liverpool Street and Stansted Airport, while also serving stations such as Tottenham Hale, Stratford, Cheshunt and Lea Bridge.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 3,074,350 for 2019/20.

3m +

Annual station footfall*

ADVANCE  VENTURES

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Grab & Go Food | Takeaway | Specialist Retail

Property:

The unit forms part of the station building and fronts onto Platform 1. The unit comprises of a single well-sized room and benefits from a roller shutter. 44-63A 3 phase power, water and drainage are available.

Unit Size:

Ground Floor: approx. 8.34 sq.m. 89.77 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:

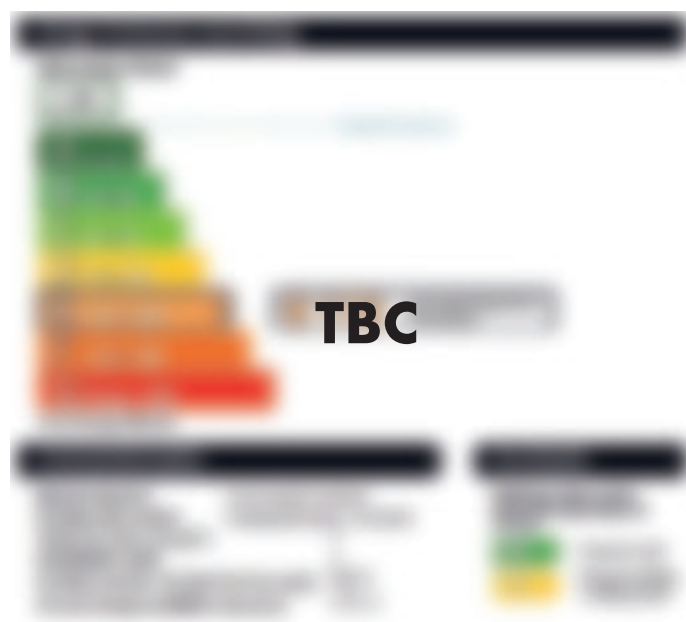
The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

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PLATFORM 1



EPC:



For further details relating to this property, please contact:

James Taylor

Portfolio Manager

enquiries@advanceventures.co.uk