



TO LET – RETAIL UNIT

**Cambridge North
Station, CB4 0AE**

greateranglia

Location:

Cambridge North Station is a railway station located in the Cambridge suburb of Cheston, close to Cambridge Science Park. The station is on the Fen line, which runs from Cambridge to Kings Lynn. It has a connection to the Cambridgeshire Guided Busway and provides an interchange with Park & Ride and local bus services.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 1,074,602 for 2022/23.

1.07 +

Annual Footfall*

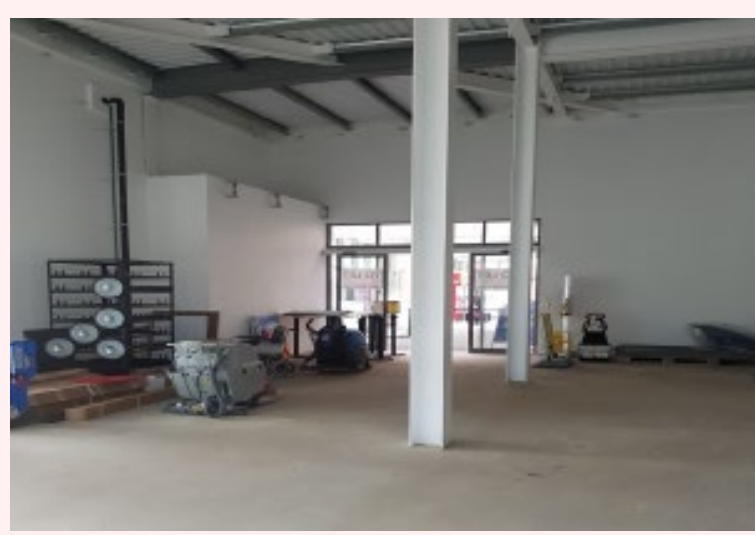
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Large bespoke retail unit with flexible footprint and dedicated service yard available now. Would suit Convenience Store or Newsagent operator.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

Flexible unit with open plan layout. Full glazed frontage and glazed curtain walling with elevated ceiling throughout. Unit benefits from two entrances and access to self-contained service yard.

Unit Size:

Retail Unit: 139.35 sq.m. 1,500 sq.ft.

Rent:

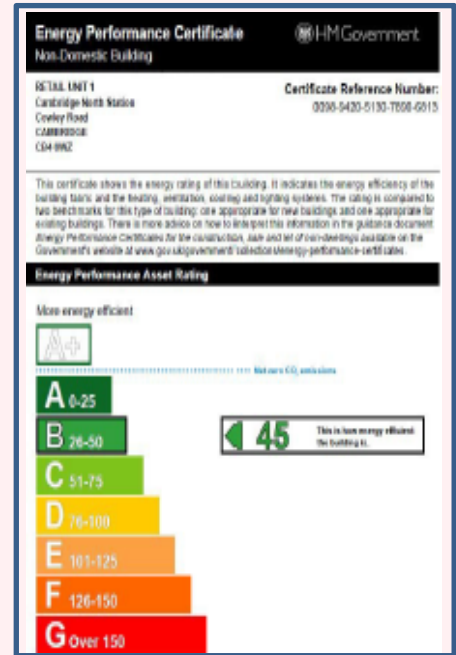
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance:

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

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



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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.