



Stoke Mandeville Station

On the instruction of Chiltern Railways
Retail Opportunity

Stoke Mandeville Station HP22 5UA

Stoke Mandeville railway station serves the village of Stoke Mandeville, south of Aylesbury in Buckinghamshire, England. The station is on the London - Aylesbury line and is served by Chiltern Railways trains.

At peak times there are up to 4 trains per hour to London in the morning, and from London (to Aylesbury) in the evening. Some are express services, which omit the stops shared with the Metropolitan line nearer to London.

Passenger number for the station 2022-23 183,476 (source: ORR).



Location

The cafe is located on the ground floor on platform 1 with trains departing to London Marylebone.

Description

The office has vacant possession and has the following approximate floor area, measured on a net internal basis:

- Cafe 16.72 sq m 180 sq ft

There is no additional storage.

WC facilities are located on the station.

Lease Details

The premises are being offered by way of a new 4-year bi-partite lease. The lease will be contracted out of the security of tenure and provisions of the 1954 Landlord & Tenant Act. Standard Railway Lease Terms will apply. The lease will not permit assignment or sub-letting. If the tenant requires a longer lease then subject to Network Rail Infrastructure Limited, a longer term may be available. The incoming tenant will be expected to pay the landlord and if a longer lease is required, the superior landlords costs associated with the grant of this lease.

User

The landlord is seeking a high quality retail offer.

Minimum Guaranteed Rent

The landlord is seeking Minimum Guaranteed Rental offers in the region of £4,000 per annum along with supporting turnover rent provision.

Other Costs

The incoming tenant will be responsible for all utilities, business rates and service charge.

The incoming tenant will be expected to pay the Landlord's reasonable legal costs (estimated at £1,200 ex VAT) in connection with the granting of the lease.

Fit Out Plans

Shopfit works will need to be undertaken by professional qualified contractors. The incoming tenant will be required to provide detailed annotated shop fit plans and signage proposals demonstrating a high quality shopfit. The works and signage will require the Landlord's consent and technical consent of the Superior Landlord, Network Rail Infrastructure Limited.

Business Rates

The payment of business rates will be the responsibility of the tenant. The Valuation Office Agency advise that the premises are Local authority (Buckingham Council) reference NO3564225566665 The rates liability for the property is as follows: -

Rateable Value: £6,200

An incoming tenant may benefit from Small Business Rates Relief. Interested parties are to make their own enquiries in this regard.

EPC

The EPC Rating for the unit is D. The Full details can be obtained on the Government EPC website.

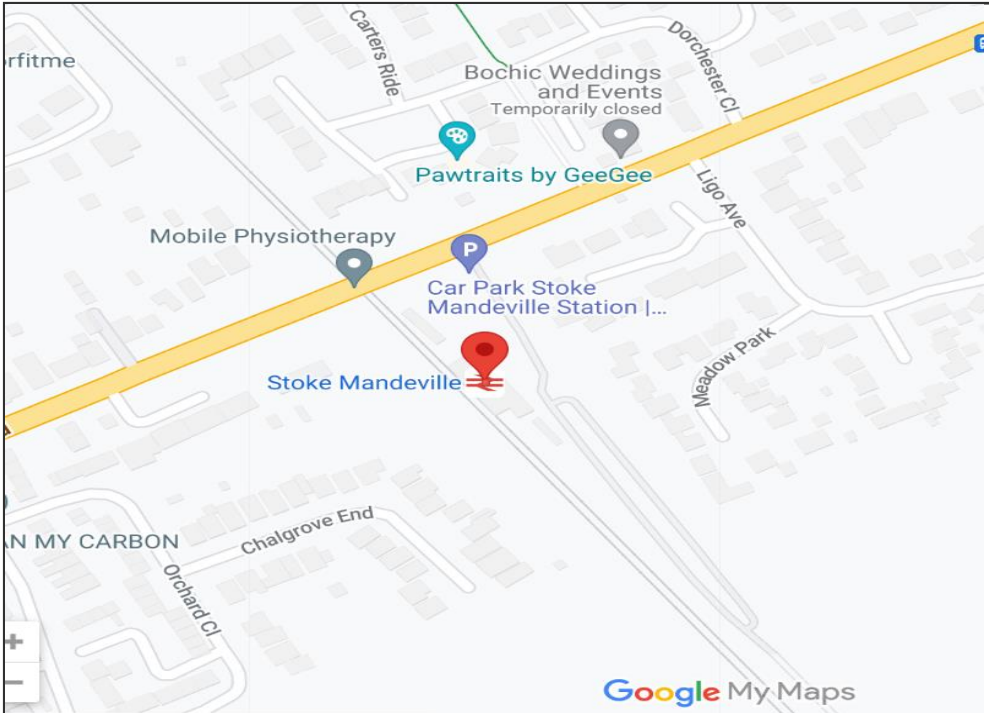
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Formerly



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Cafe Stoke Mandeville Railway Station Station Road AYLESBURY HP22 5UA		Energy rating D
Valid until 3 March 2030	Certificate number 0810-0930-4222-7309-5006	

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