



To Let

Retail Unit

Grab & Go Kiosk

AVAILABLE NOW

**North Berwick Station, Station
Road, North Berwick
EH39 4BY**

Description:

An excellent business opportunity to operate a retail kiosk, grab & go food/hot drinks. The unit benefits from a roller shutter hatch, water and drainage and private staff washroom. This is the terminal station for Edinburgh with one platform which attracts good footfall.

587,000+

ANNUAL STATION FOOTFALL*

Location:

North Berwick is a coastal town located in East Lothian. The station benefits from a direct express journey to Edinburgh Waverley. The town is a popular tourist destination and commuter base.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 587,294 for 2019/2020.*

**station
spaces**

ScotRail
SCOTLAND'S RAILWAY



Property:

The retail kiosk comes equipped with a roller shutter hatch, water, drainage, staff toilet facilities and a generous sized preparation and storage area. The unit is equipped with various catering appliances (use and condition is unverified).

Unit size:

Ground Floor : 10.4 sq. m / 112 sq. ft

Rates, services and 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% & 2.5% 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.

AWAITING EPC

For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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