

TO LET

- ✓ Annual Station Footfall of 506,446 (1,388 per day)
- ✓ Regular services to Leeds, York and Harrogate
- ✓ New Lease Available
- ✓ Suitable for service retail / other business use

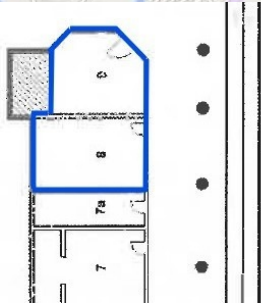
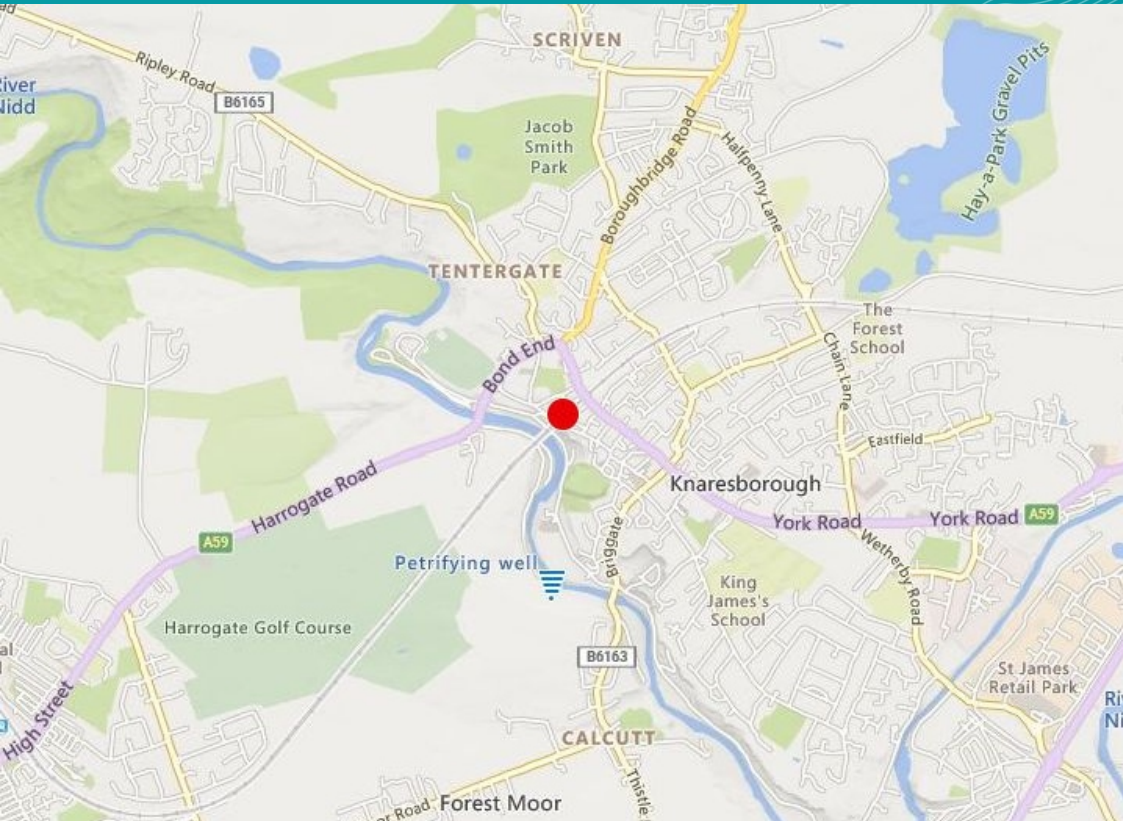


Unit 8-9 Knaresborough Station, Station Road, Knaresborough HG5 9AA

Commercial Opportunity

375 Sq Ft
(35 Sq M)

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DESCRIPTION

On behalf of Northern, an opportunity is available within the Station Buildings at Knaresborough.

The premises verged blue, form part of the station buildings and can be accessed via the York bound platform. The unit is comprised of two rooms each with independent access onto the platform. The premises are currently used as a picture framer's and the Landlord welcomes a similar or alternative business use.

Other occupiers at the station include a licensed bar, cafe and antiques/arts centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	375	35

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE CHARGE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

The available accommodation is located on the lefthand side of the York platform at Knaresborough Station, as you enter onto the concourse.

The station itself is located on Station Road off Main Street, A59 through Knaresborough centre. Knaresborough itself is a small market town situated in-between Harrogate and York.

TERMS

An internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act

RENT

The Landlord is inviting rental offers as part of a business proposal.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

<https://lsh.co.uk/northerntrains>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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