

# TO LET

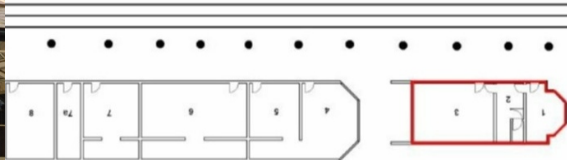
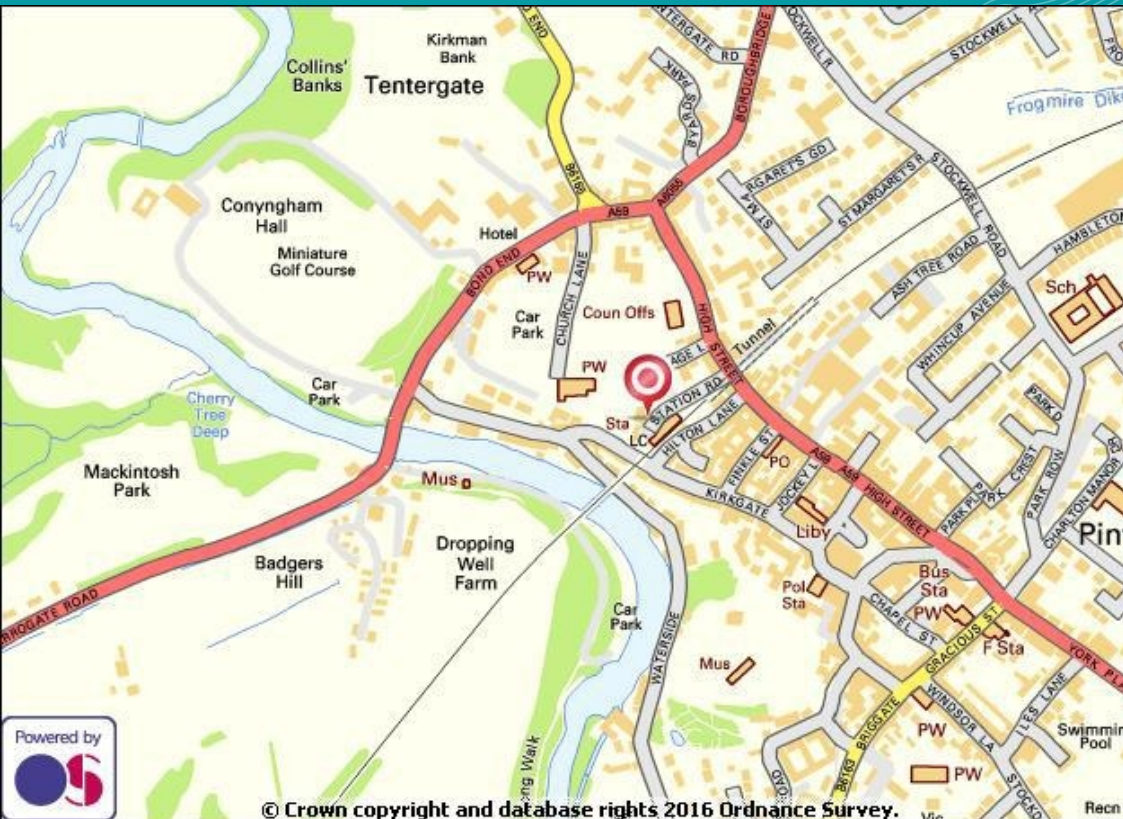
- ✔ Prominent position on a busy station
- ✔ Potential for external tables and chairs
- ✔ Annual Station Footfall of 506,446 (1,388 a day)
- ✔ Regular services to Leeds, York and Harrogate
- ✔ New Lease Available



Units 1-3, Station Road, Knaresborough HG5 9AA

Retail Opportunity

445 Sq Ft  
(41 Sq M)



## DESCRIPTION

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

The premises verged red, form part of the station buildings and can be accessed via a passageway in-between units 3 and 4 from Station Road and car parking area. The premises are currently used as a cafe and a similar use would be considered.

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

## ACCOMMODATION

| Net Internal Areas | sq ft      | sq m      |
|--------------------|------------|-----------|
| Available          | 445        | 41        |
| <b>Total</b>       | <b>445</b> | <b>41</b> |

## 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 right hand 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

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://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>

**lsh.co.uk**

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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