

TO LET

- ✓ 10.46 million passengers per annum
- ✓ Serviced retail kiosk unit
- ✓ A number of uses will be considered
- ✓ Availability November 2026

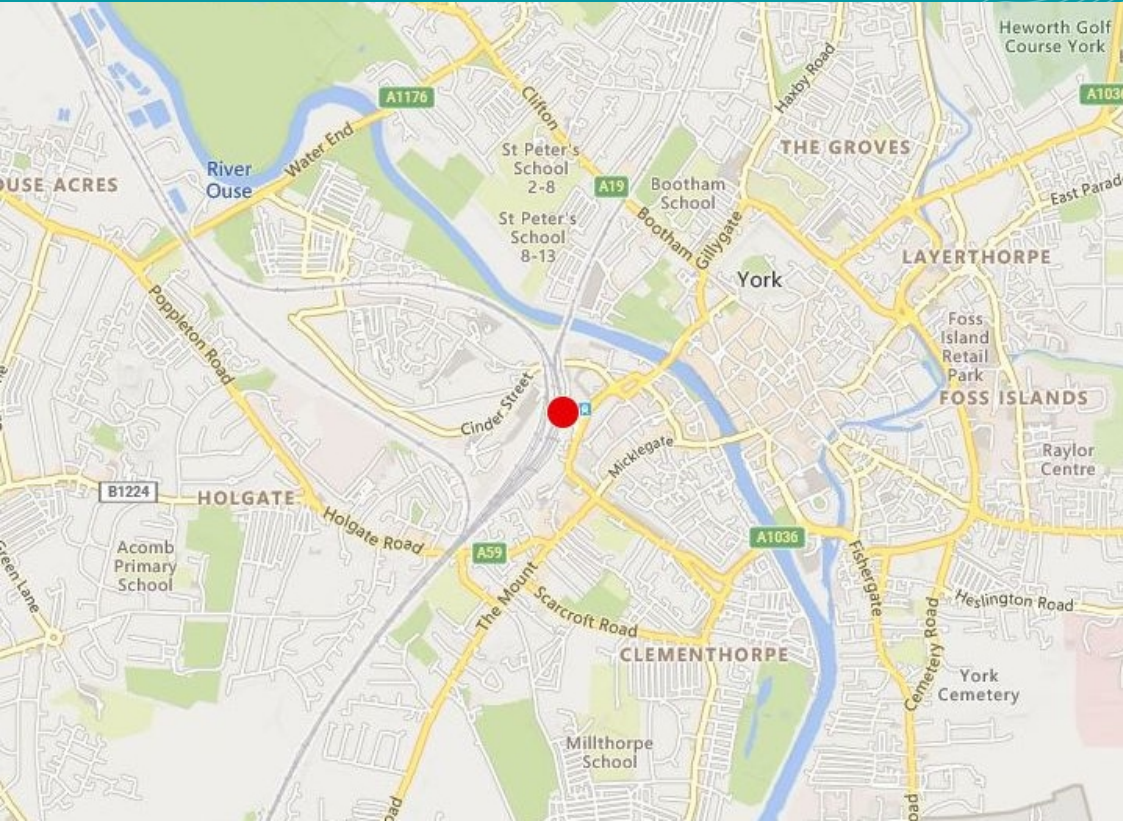


York Railway Station, Station Road, York YO24 1AB

Retail Opportunity

150 Sq Ft
(14 Sq M)

York Railway Station, Station Road, York YO24 1AB



DESCRIPTION

Partially glazed and shuttered kiosk style serviced retail unit with serve over counter as well as a walk in entrance is located under the stairwell on platforms 5 and 8. An area of the concourse adjacent to the unit would be available for an external customer eating area. Remote storage options may also be available. The unit previously traded as a food and beverage outlet.

LOCATION

The Grade II* Listed Victorian Station is located on the outskirts of the city centre adjacent to the Principal Hotel, National Railway Museum and Hudson House office and mixed use development. Other retailers include WHSmith, StarBuck, Costa, Pret a Manger, Burger King, AMT Coffee, 2 bars, West Cornwall Pasty Co, York Tap and Sainsburys.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	150	14

TERMS

A new lease of 3-6 years contracted out of section 24-28 of the Landlord and Tenant Act 1954 renewal provisions.

RENT REVIEW

3 year rent reviews to market rent or turnover

RENT

Offers are invited based on a percentage of turnover (net of VAT) subject to a minimum guaranteed rent in the region of £35k per annum

LEGAL FEES

Legal Fee Contribution £1,750 plus VAT

SERVICE RENT

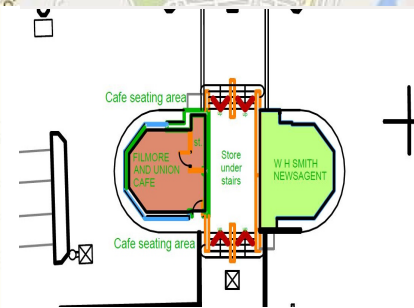
7.5% of the minimum guaranteed rent

BUSINESS RATES

Tenant responsible for business rates. Current rateable value £9,300

VAT

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



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 29-Apr-2026

**Lambert
Smith
Hampton**

Jason Pinkett
07764253716
jpinkett@lsh.co.uk