

TO LET
Retail

**Lambert
Smith
Hampton**

Kiosk Opportunity

Bradford Forster Square Station, Forster Square, Bradford BD1 4AZ



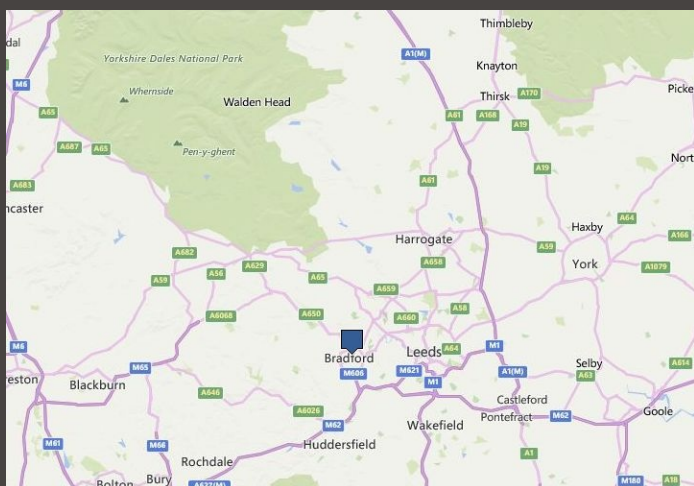
Available on Request

- ✓ **Prominent position on the main station concourse**
- ✓ **Tenant supplied kiosk**
- ✓ **Suitable for catering, coffee shop or other retail use**
- ✓ **Approximately 2,159,100 passenger movements annually**



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LOCATION

Bradford Forster Square Station serves the Airedale Line to Skipton, the Wharfedale Line to Ilkley and the Leeds-Bradford Line to Leeds. The Station is situated next to Bradford Forster Square Retail Park and within close proximity of the city centre.

DESCRIPTION

On behalf of Northern an opportunity has arisen for a tenant supplied kiosk to be erected within the station concourse.

KEY FEATURES

- Prominent position on the main station concourse
- Tenant supplied kiosk
- Suitable for catering, coffee shop or other retail use
- Approximately 2,159,100 passenger movements annually
- Available immediately
- Rental offers invited for consideration by the landlord

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

RENT

The Landlord is seeking a rental offer based on a % of turnover subject to a minimum guaranteed rent.

SERVICE CHARGE

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

INSURANCE

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



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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