
TO LET

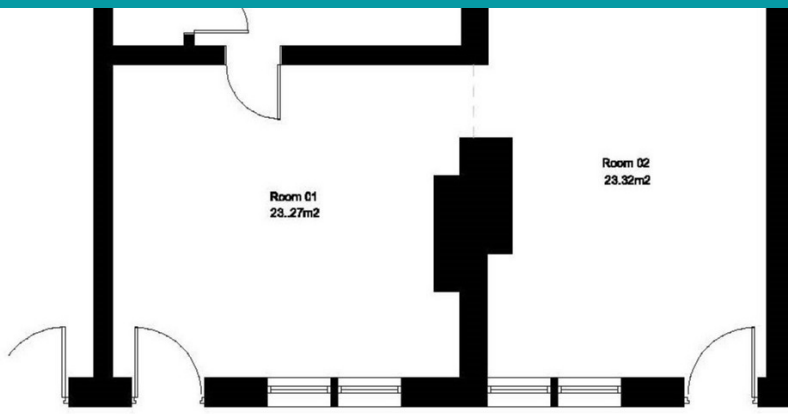


Station House, Station Road, Hebden Bridge HX7 6JE

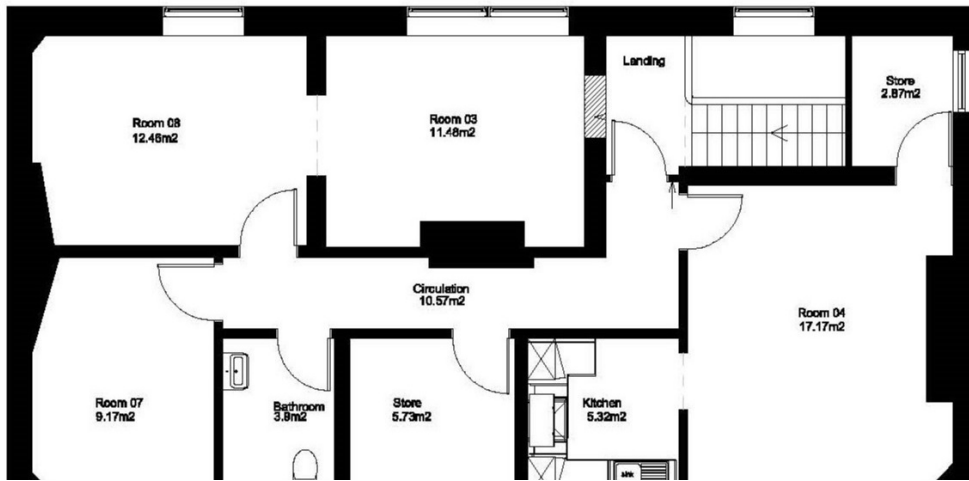
Commercial Opportunity Available

1,073 Sq Ft
(100 Sq M)

- ✔ Available to let in part or as a whole
- ✔ Suitable for a variety of commercial uses
- ✔ 1,632 passengers daily
- ✔ Frontage to station approach and Leeds platform
- ✔ Incentives potentially available
- ✔ Additional land available



1. Level 0 - GA Plan
1:50



DESCRIPTION

On behalf of Northern, a rare opportunity is available to take occupation of the Grade II listed premises situated within the main station buildings. The premises benefit from prime ground floor location and also a large amount of first floor accommodation with an additional outside yard area. The premises are situated adjacent to the booking office and in close proximity to the station car park.

The premises are suitable for a variety of commercial uses with an opportunity to separate upper from lower floors, the landlord is looking for a party to bring the building back into commercial use and is open to offers for the upper. The premises have recently benefitted from significant investment from Northern to bring back into lettable condition and are open to flexible terms for the right tenant/s.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	469	44
First	604	56
Total	1,073	100

LOCATION

The station is located south of Hebden Bridge town centre and is situated on the Calder Valley Line from York and Leeds towards Manchester Victoria and Preston. The station is 8.5 miles west of Halifax and 26 miles west of Leeds.

Hebden Bridge lies close to the Pennine Way and Hardcastle Craggs and is popular for outdoor pursuits such as walking, climbing, and cycling.

It lies on the Rochdale Canal. The town is situated on the route of the Calderdale Way, a circular walk of approx. 50 miles around the hills and valleys of Calderdale and is connected to the Pennine Way through the "Hebden Bridge Loop" which is a 6-mile circular route taking in Heptonstall, Horsehold, Jack bridge and Jumble House.

The premises form part of the Grade II listed station buildings and front the station approach.

The station benefits from an annual footfall of approximately 595,859.

SERVICE CHARGE

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

INSURANCE

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

NEARBY ATTRACTIONS

- SW** The Stubbing Wharf
- TC** The Trades Club
- HC** Hardcastle Craggs
- GM** Gibson Mill

LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

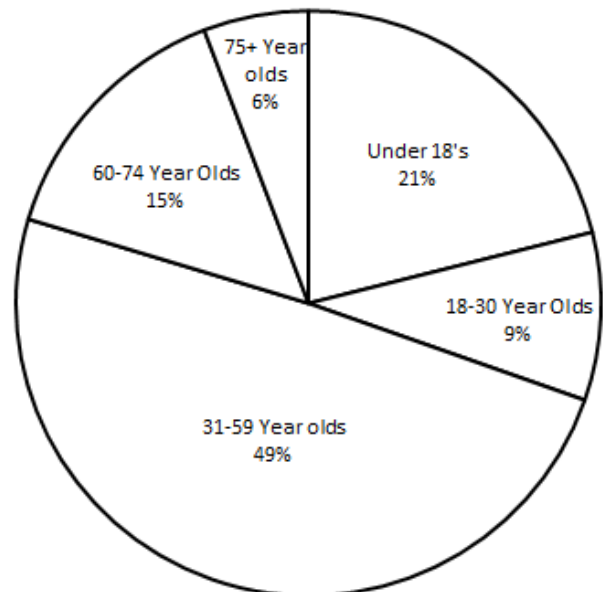
Average Household Income: £45,500

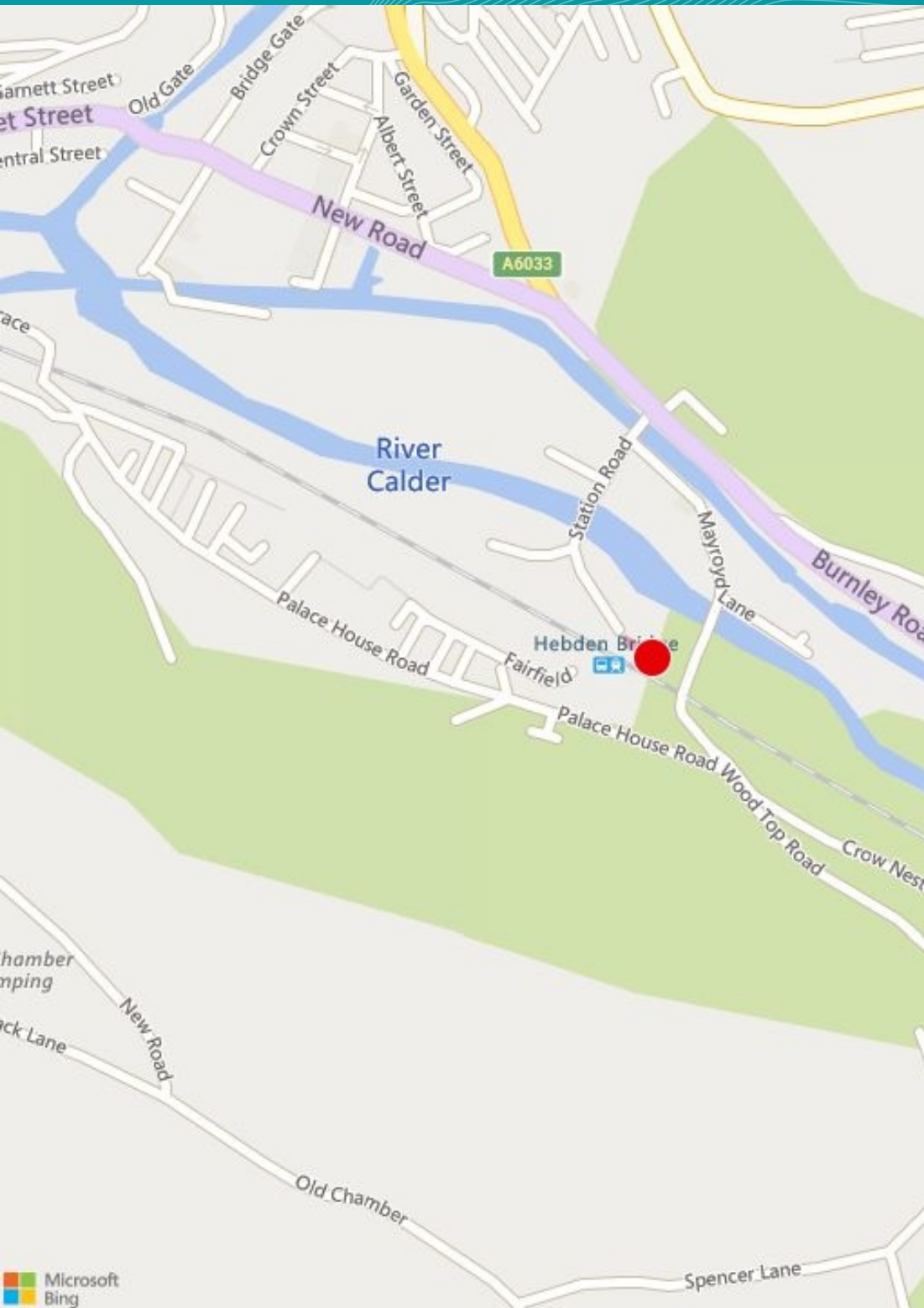
Typical Occupation: Professional Occupations

Households with no car: 32.4%

Level 4 Qualifications or above: 52.6%

Total Population: 4,235





TERMS

An effective full repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The landlord is inviting interested parties to put forward a business proposal to include a rental offer for our consideration.

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.

EPC

E - 119

<https://www.lsh.co.uk/property-search/transport/northern>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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