

TO LET



Harrogate Railway Station, Station Parade, Harrogate HG1 1TE

Retail Opportunity Available

640 Sq Ft
(59 Sq M)

- ✓ Available immediately
- ✓ Prominent position on concourse
- ✓ Open plan 'shell' unit
- ✓ Adjacent the ticket office
- ✓ 3,324 passenger movements daily



DESCRIPTION

On behalf of Northern Trains, there is an opportunity to take occupation of the former Bookstall at Harrogate Station. The retail unit comprises an open plan 'shell' unit with a partitioned storage area to the rear.

Other tenants at the station include Harrogate Tap, Lainchbury Shoe Repairs and a coffee kiosk on platform 3. The Secret Bakery will shortly be opening in the former cafe premises.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Retail Unit	640	59

NEARBY ATTRACTIONS

- HC** Harlow Carr
- BT** Betty's Tearoom
- VC** Victoria Gardens Shopping Centre
- YS** Great Yorkshire Showground

LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £41,500

Typical Occupation: Professional Occupations

Households with no car: 21.1%

Level 4 Qualifications or above: 34.8%

LOCATION

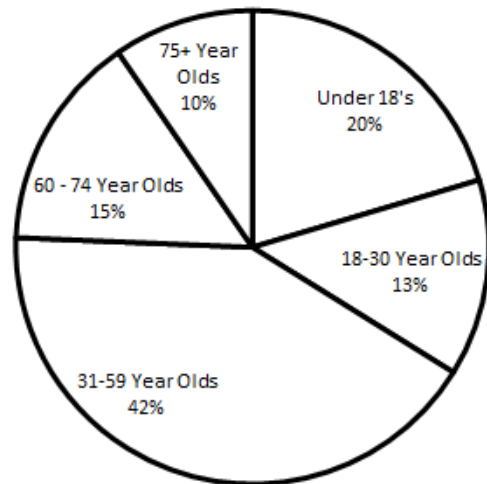
Harrogate Station is located in the town centre fronting Station Parade (A61) and is approximately 18 miles north of Leeds. There are two entrances to the station one fronting Station Parade opposite the Victoria Shopping Centre and the other leading from the station car park off East Parade.

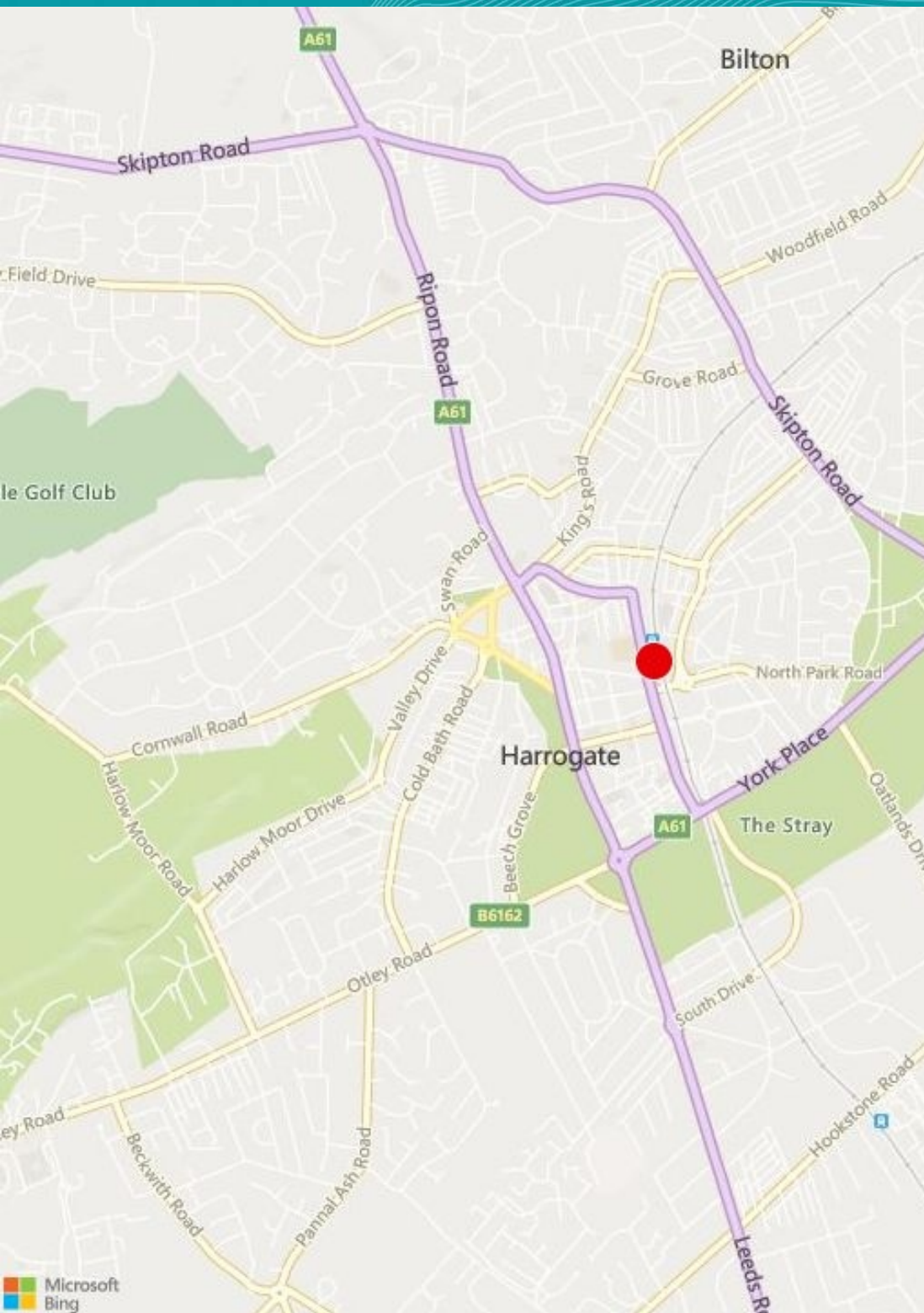
The unit enjoys a prominent position on the main station concourse immediately adjacent the ticket office and before passage through the ticket barriers.

There are frequent weekday services to Leeds, Knaresborough and York along with direct services to London Kings Cross.

The station benefits from an annual footfall of approximately 1,213,423 (3,324 daily).

Total Population : 73.576





TERMS

An effective full repairing and 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 rental offer based on % of turnover subject to a Minimum Guaranteed Rent.

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

The property has an EPC rating of D (90).

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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