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# TO LET

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- ✔ Catering opportunity on the busy Leeds bound platform
- ✔ Annual station usage pre-COVID 1.1 million (ORR)
- ✔ Tenant supplied kiosk
- ✔ Site for utility connections to be provided
- ✔ Available immediately
- ✔ Rental offers invited for consideration by the landlord



Horsforth Station, Station Road, Leeds LS18 5NL

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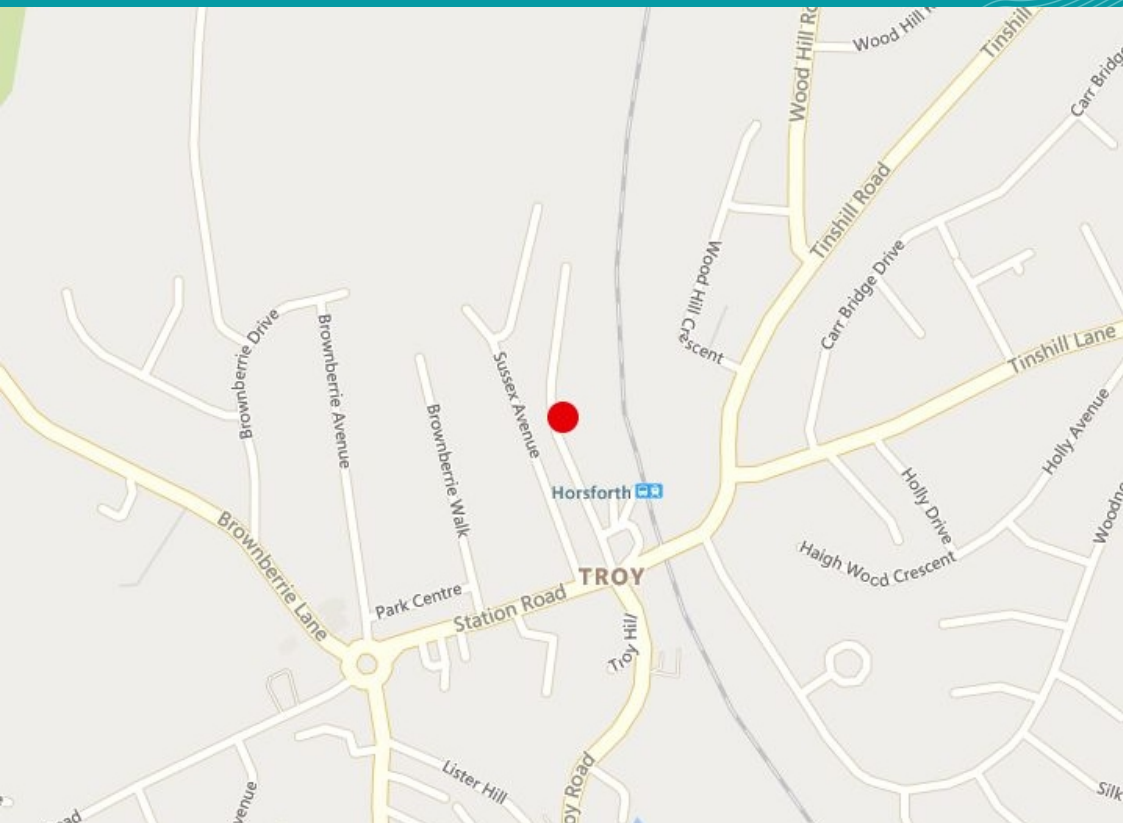
Catering Opportunity on Leeds Platform

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100 Sq Ft  
(9 Sq M)

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## DESCRIPTION

On behalf of Northern, an opportunity has arisen for a tenant supplied kiosk (dimensions to be agreed) to be erected on the busy Leeds bound platform. The kiosk is to be suitable for a grab and go catering offer. Northern are inviting a business proposal and rental offer from all interested parties.

## 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.

## LEGAL COSTS

The tenant will be responsible for paying the Landlord's reasonable professional costs.

## LOCATION

The site for the kiosk is located on the Leeds platform. Horsforth Station is on the Harrogate line situated in a residential suburb of Leeds and is managed and operated by Northern. There are regular services to York, Leeds and Knaresborough and a daily service direct to London and Kings Cross. There is a ticket office at the station which is open seven days a week.

## RENT

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

## BUSINESS RATES

The tenant will be responsible for all business rates incurred in connection with their occupation of the premises.

## VAT

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

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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