
TO LET

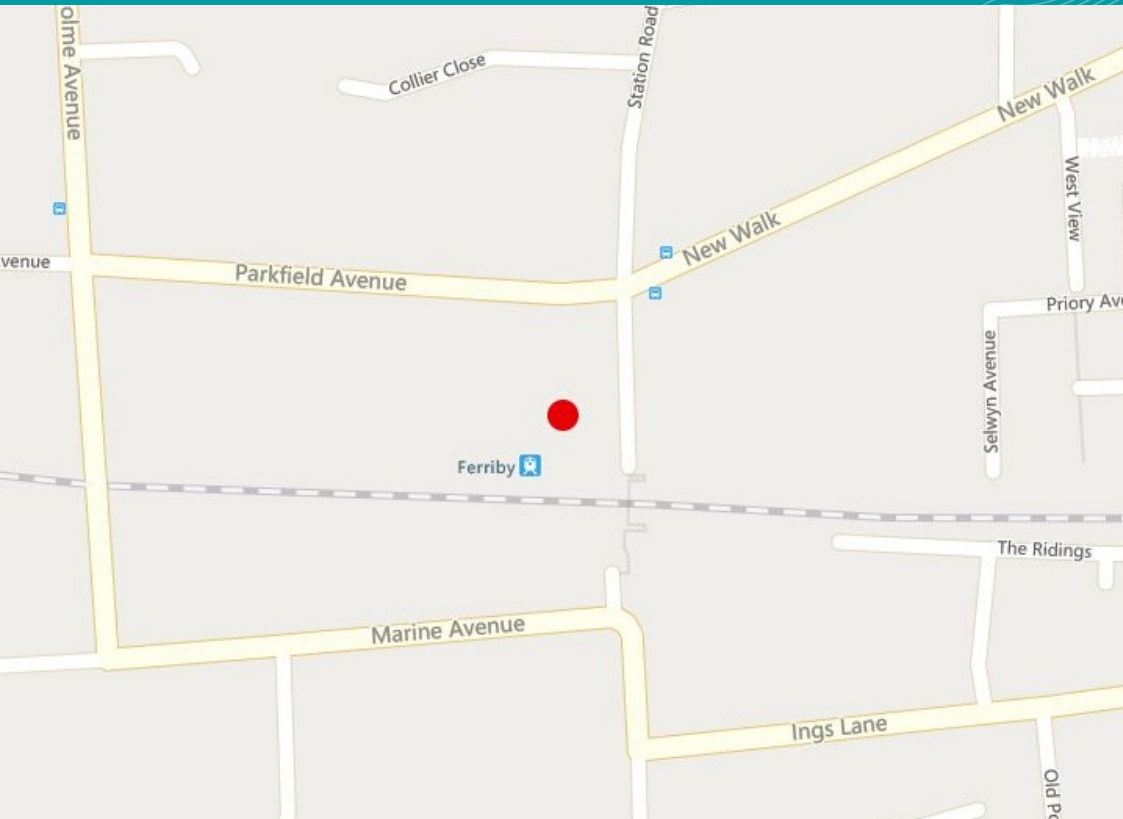
- ✔ Situated on the eastbound platform
- ✔ Situated within a residential area
- ✔ Suitable for a variety of business uses
- ✔ Annual station footfall of 44,918 pre-COVID
- ✔ Regular services to Hull, Doncaster, Scarborough & York



Ferriby Station, Station Road, North Ferriby HU14 3DJ

Commercial Opportunity

1,302 Sq Ft
(121 Sq M)



DESCRIPTION

On behalf of Northern, the opportunity is located on the eastbound platform of Ferriby Station and has previously been used as a cafe and showroom.

Northern are inviting a business proposal for a coffee shop/catering or other business use with the ability for external tables and chairs on the platform (subject Northern's approval).

Subject to approvals, Northern will fund refurbishment of the premises.

The station has an annual footfall figure in excess of 44,918 pre-COVID.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,302	121

EPC

EPC - TBC

SERVICE CHARGE

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

INSURANCE

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

LOCATION

Ferriby Railway Station is located in the East Riding of Yorkshire on the line to Hull and connects passengers to Hull (10 miles), Doncaster (38 miles), Scarborough (47 miles) and York (33 miles).

Ferriby is a residential area being a dormitory village for Hull with excellent links to the M62 and Humber Bridge.

RENT

The Landlord is seeking a rental offer based on a percentage 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.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Oscar Pickering
07895 312503
opickering@lsh.co.uk

