

# TO LET

- ✔ Available Immediately
- ✔ Suitable for a number of uses excluding taxi office
- ✔ Prime Serviced Retail Unit
- ✔ Passenger numbers are approx 9.5 million per annum

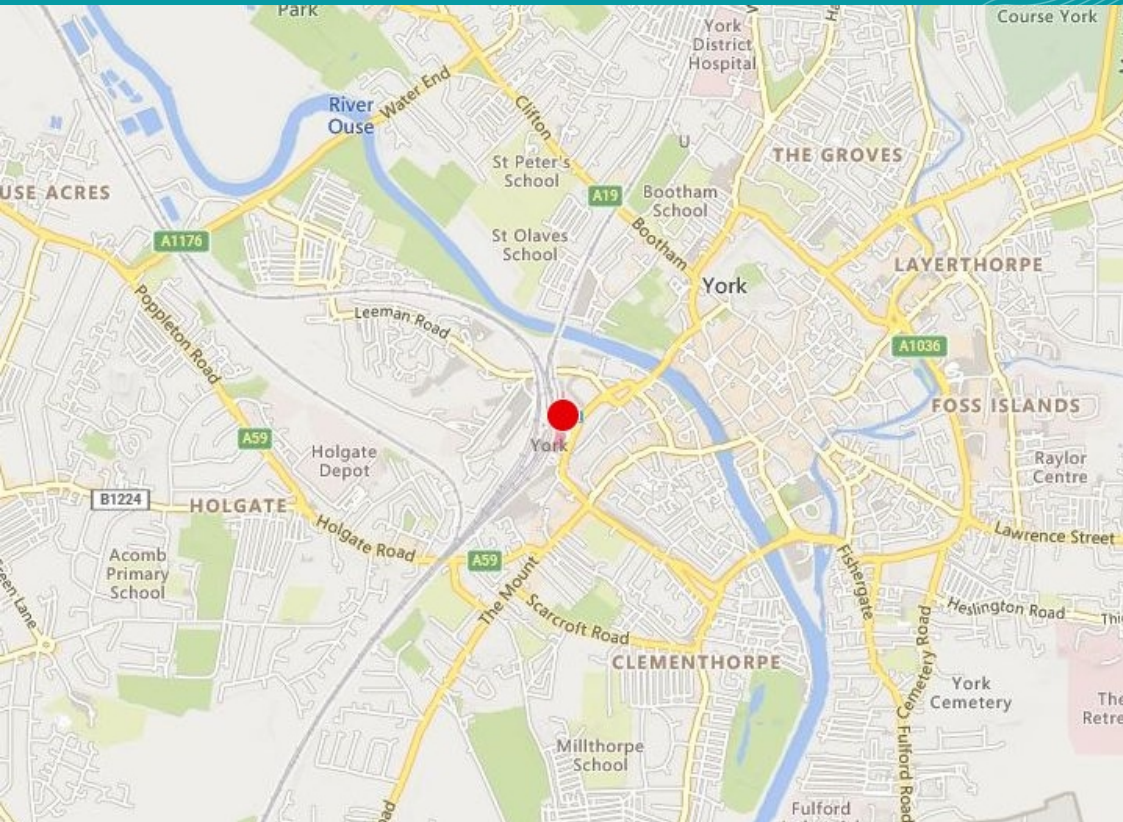


York Railway Station, Station Road, York YO24 1AB

Prime Retail Unit Located in Station Portico

**164 Sq Ft  
(15 Sq M)**

# York Railway Station, Station Road, York YO24 1AB



## DESCRIPTION

The subject premises is shown on the location plan filled light blue and verged red.

The prime serviced retail unit is located within the station portico opposite the main entrance to the station. The station will during 2025 to 2026 be undergoing redevelopment work and the intention is to pedestrianise the portico.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>164</b>	<b>15</b>

## LOCATION

The Grade II\* Listed Victorian station, located on the outskirts of the city centre adjacent to the Principal Hotel, National Railway Museum and Hudson House office and mixed use development. Passenger numbers are approximately 9.5 million pa. Other retailers include WHSmith, Starbucks, Costa, Potions Cauldron, Burger King, AMT Coffee, 2 bars, Sainsburys and Pret.

## TERMS

A new 3 - 6 year tripartite lease contracted out of sections 24-28 of the Landlord and Tenant Act 1954.

## RENT

Rental offers invited based on a percentage of turnover (net of VAT) subject to a Minimum Guaranteed Rent in the region of £20,000 per

## BUSINESS RATES

The property has a Rateable Value of £5,400.

## VAT

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

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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