

TO LET

- ✓ Annual Station Footfall of 506,446 (1,388 per day)
- ✓ Regular services to Leeds, York and Harrogate
- ✓ New Lease Available
- ✓ Suitable for service retail / other business use

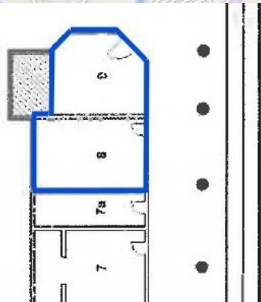
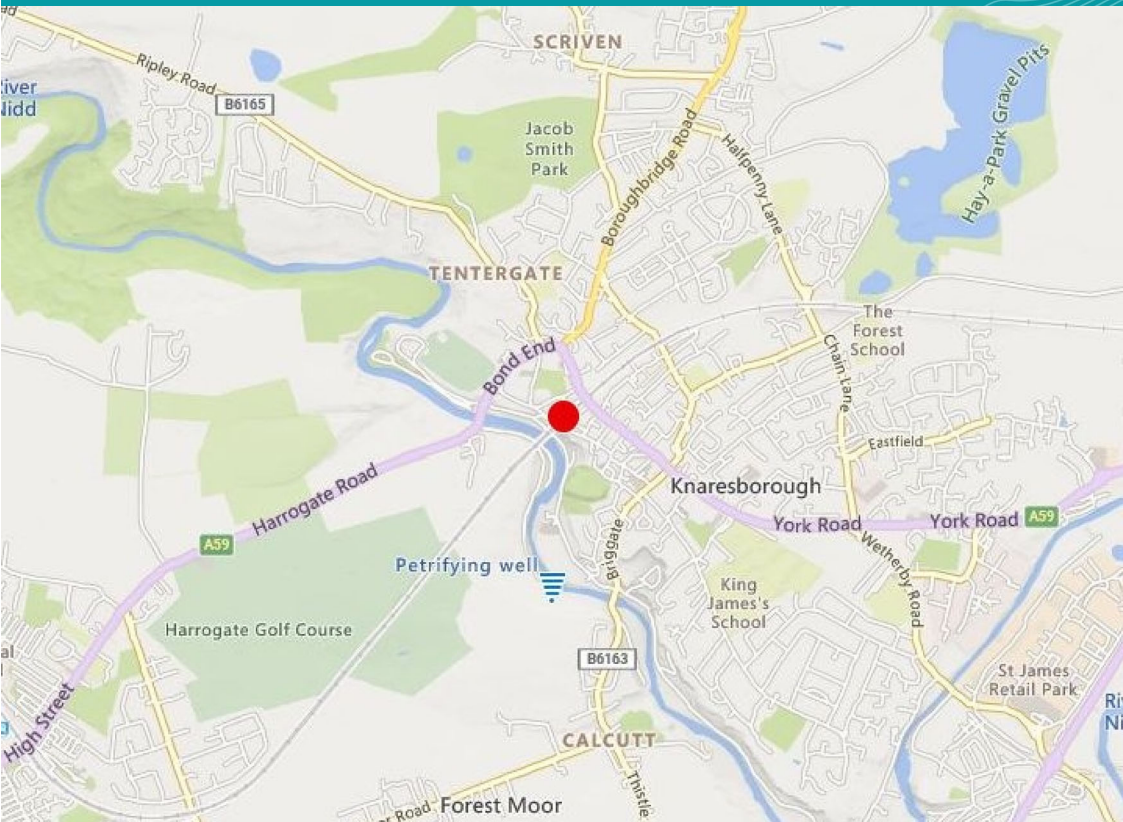


Unit 8-9 Knaresborough Station, Station Road, Knaresborough HG5 9AA

Commercial Opportunity

375 Sq Ft
(35 Sq M)

Unit 8-9 Knaresborough Station, Station Road, Knaresborough HG5 9AA



DESCRIPTION

On behalf of Northern, an opportunity is available within the Station Buildings at Knaresborough.

The premises verged blue, form part of the station buildings and can be accessed via the York bound platform. The unit is comprised of two rooms each with independent access onto the platform. The premises are currently used as a picture framer's and the Landlord welcomes a similar or alternative business use.

Other occupiers at the station include a licensed bar, cafe and antiques/arts centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	375	35

SERVICE CHARGE

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

INSURANCE CHARGE

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

LOCATION

The available accommodation is located on the lefthand side of the York platform at Knaresborough Station, as you enter onto the concourse.

The station itself is located on Station Road off Main Street, A59 through Knaresborough centre. Knaresborough itself is a small market town situated in-between Harrogate and York.

TERMS

An internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act

RENT

The Landlord is inviting rental offers as part of a business proposal.

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.

<https://lsh.co.uk/northerntrains>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Oscar Pickering
07895 312503
opickering@lsh.co.uk

Window	Floor to cill (mm)	Cill to bottom of arch (mm)	Cill to centre of arch (mm)	Width (mm)
W1	Restricted access	Restricted access	Restricted access	1189
W2	1798	Restricted access	2061	1144
W3	811	1999	2142	1149

Door	Height (mm)	Width (mm)
D1	2294	1143
D2	2291	1228

Key

- CH

Ceiling Height
- EH

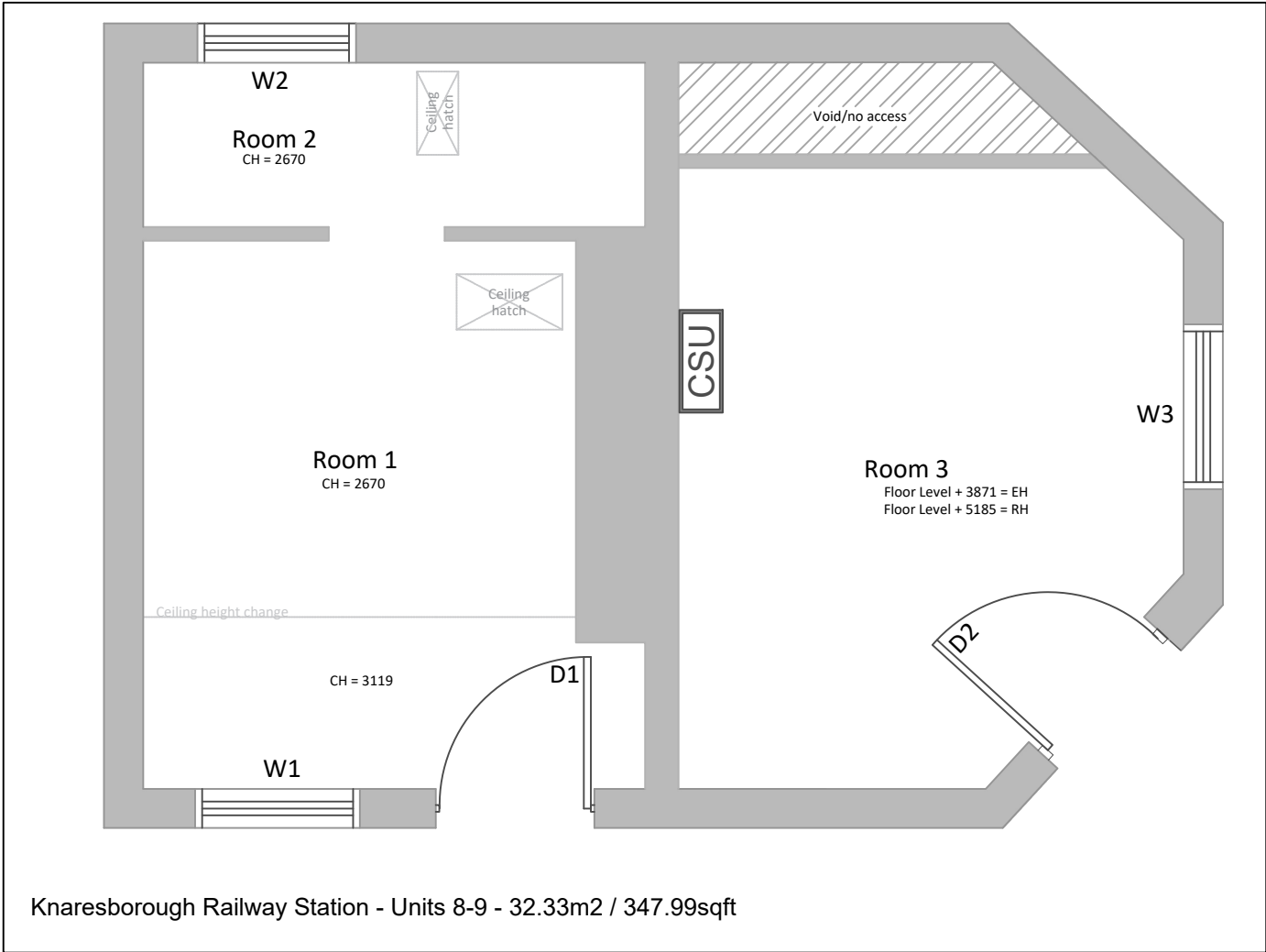
Eaves Height
- RH

Ridge Height
- 

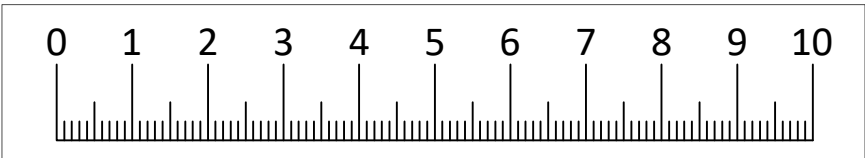
Toilet
- 

Kitchen Sink
- 

Consumer Unit



Reference Scale 1:100



REVISIONS				DATE
FEASIBILITY STUDY	FS	☐	TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐	CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐	AS BUILT	AB ☐

Lambert
Smith
Hampton

Project & Building Consultancy
Newcastle

PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Knaresborough Railway Station - Units 8-9		
DRAWN BY	CHECKED BY	DATE
DS	ABC	March 2026
DRWG.NR.	SCALE AT A3	
CBN3408_014	1:50 @ A3	