

TO LET

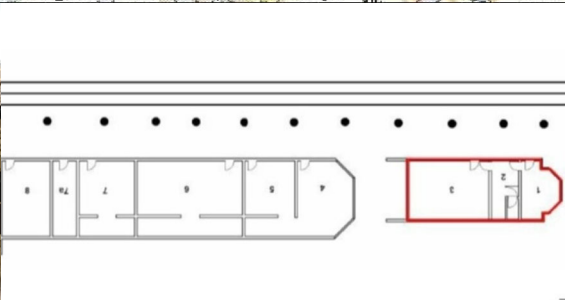
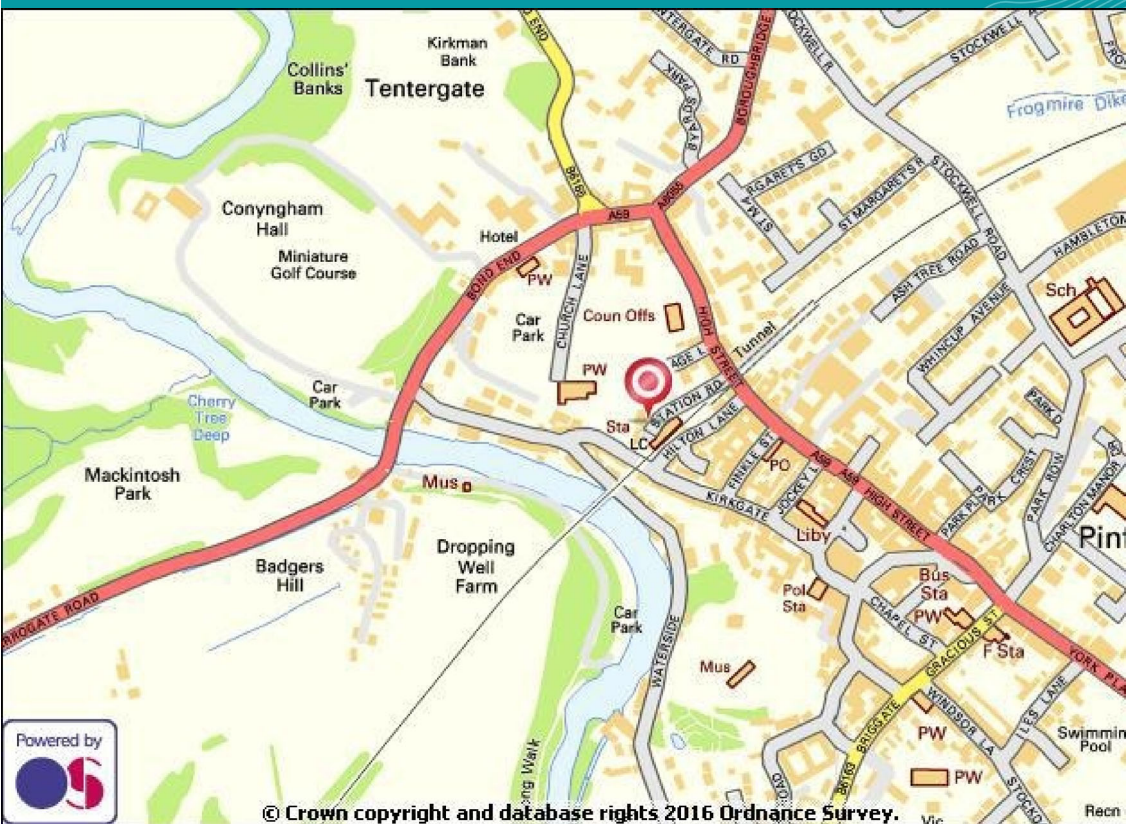
- ✓ Prominent position on a busy station
- ✓ Potential for external tables and chairs
- ✓ Annual Station Footfall of 506,446 (1,388 a day)
- ✓ Regular services to Leeds, York and Harrogate
- ✓ New Lease Available



Units 1-3, Station Road, Knaresborough HG5 9AA

Retail Opportunity

445 Sq Ft
(41 Sq M)



DESCRIPTION

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

The premises verged red, form part of the station buildings and can be accessed via a passageway in-between units 3 and 4 from Station Road and car parking area. The premises are currently used as a cafe and a similar use would be considered.

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

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available	445	41
Total	445	41

LOCATION

The available accommodation is located on the right hand 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

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business

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.

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.

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

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



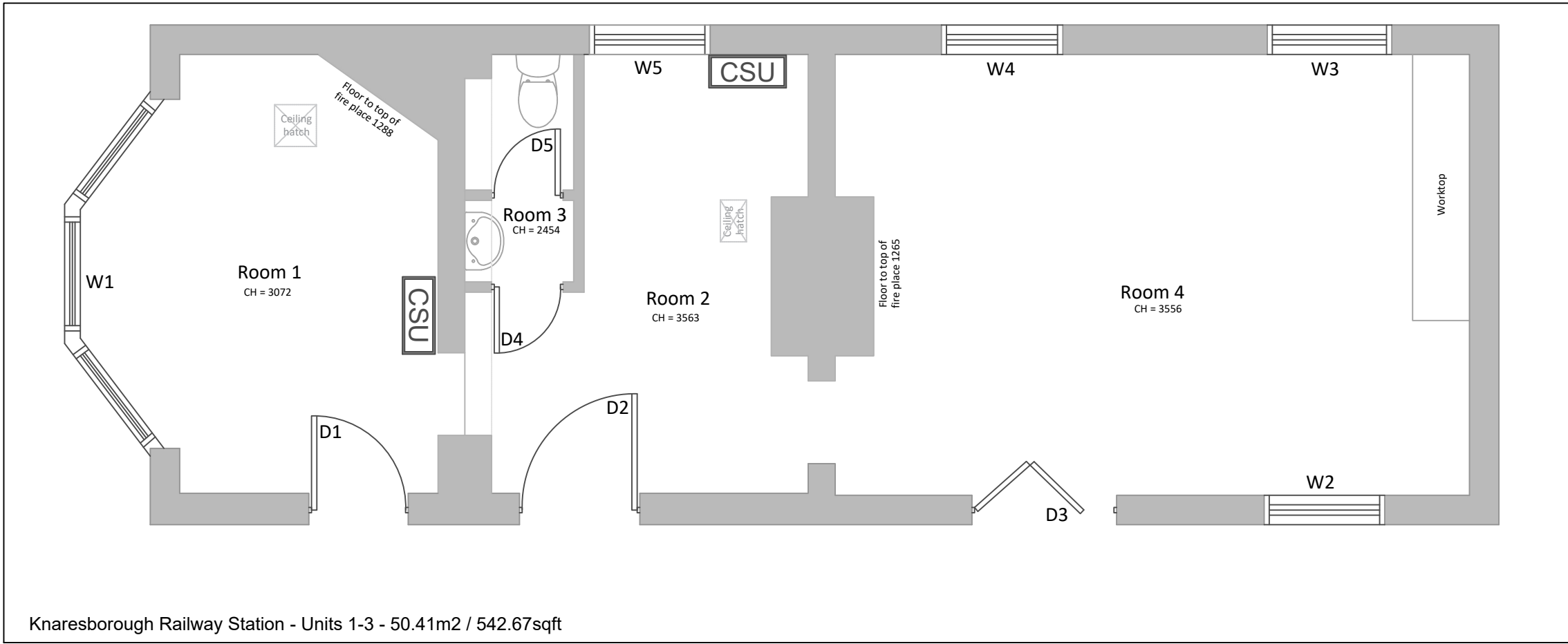
Oscar Pickering
07895 312503
opickering@lsh.co.uk

Window	Floor to cill (mm)	Cill to bottom of arch (mm)	Cill to centre of arch (mm)	Width (mm)
W1	671	1910	2055	1378
W2	996	1780	1912	1155
W3	1069	1722	1856	1192
W4	1006	1791	1912	1162
W5	1008	1750	1918	1156

Door	Height (mm)	Width (mm)
D1	2250	950
D2	2262	1150
D3	2260	1384
D4	1980	683
D5	1980	685

Key

- CH Ceiling Height
-  Toilet
-  Kitchen Sink
-  CSU Consumer Unit



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 1-3		
DRAWN BY	CHECKED BY	DATE
DS	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_013		1:50 @ A3

Reference Scale 1:100

