

TO LET

- ✓ EPC Band C
- ✓ Approximately 1,642 daily passengers
- ✓ Suitable for a Variety of Commercial Use
- ✓ Located on the Ground Floor Entrance
- ✓ Close Proximity to Station Car Park

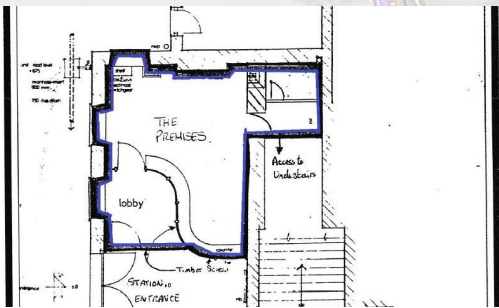
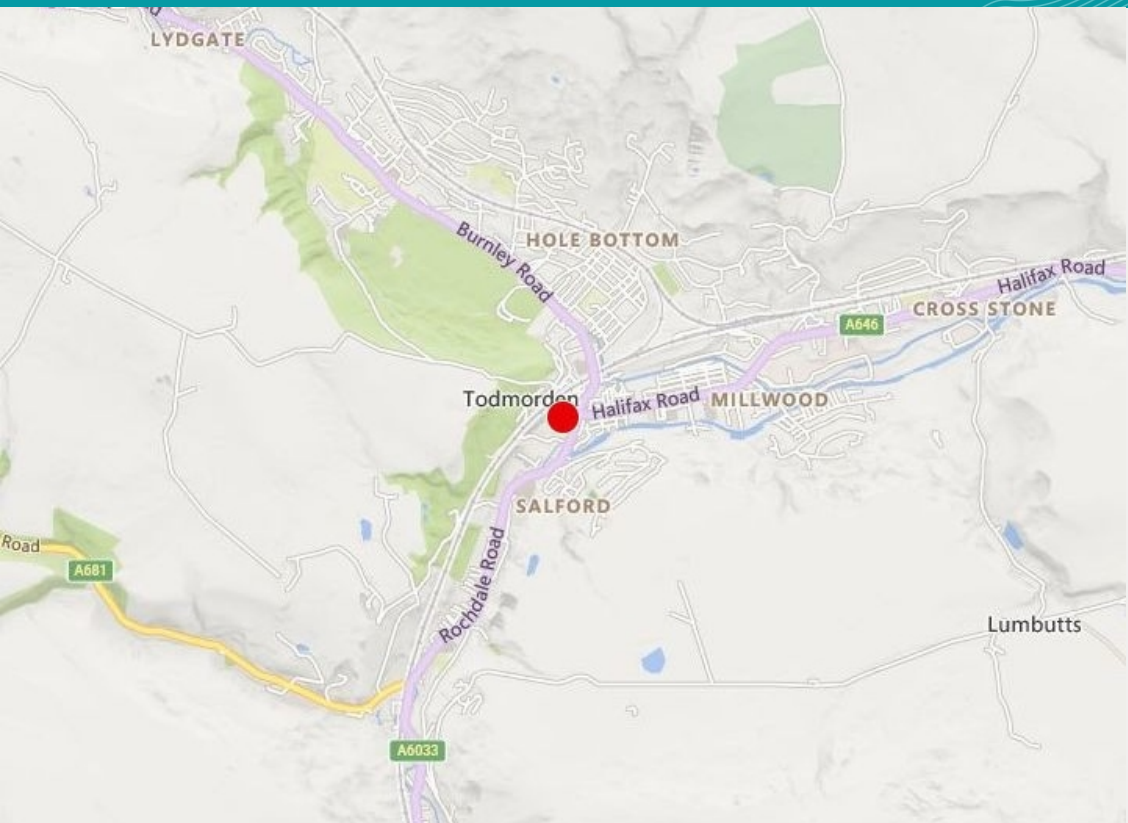


Todmorden Station Taxi Office, Rise Lane, Todmorden OL14 7AA

Commercial Opportunity

441 Sq Ft
(41 Sq M)

Todmorden Station Taxi Office, Rise Lane, Todmorden OL14 7AA



DESCRIPTION

On behalf of Northern, an opportunity exists at Todmorden Station to lease a ground floor unit measuring approx. 441 sq ft. The premises, currently used as a private hire office, benefits from direct access off the station underpass and is close to the station car park, offering good footfall and visibility.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	441	41

EPC

C - 58

SERVICE CHARGE

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

INSURANCE

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

LOCATION

Todmorden Station is centrally located in the West Yorkshire market town of Todmorden, on the busy Calder Valley Line. It offers regular direct services to Manchester, Leeds and Blackburn. The station benefits from good footfall and is within walking distance of the town centre, local shops, and public car parking.

TERMS

A new lease contracted outside of the Landlord and Tenant Act 1954 for a term of years to be agreed is offered.

RENT

The Landlord is seeking rental offers.

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:



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