

## TO LET

**224 KING CROSS ROAD  
HALIFAX  
HX1 3JP**

- Retail unit with upper floor stores
- Prominent position on King Cross Road
- 1,747 Sq Ft (162.3 Sq M)
- Security alarm and electric roller shutter



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- RETAIL UNIT WITH UPPER FLOOR STORES
- PROMINENT LOCATION ON KING CROSS ROAD
- 1,747 SQ FT (162.3 SQ M)
- SECURITY ALARM AND ELECTRIC ROLLER SHUTTER



## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	625	58.06
First Floor	167	15.54
Second Floor	454	42.18
Third Floor	501	46.53
<b>Total Approximate NIA</b>	<b>1,747</b>	<b>162.3</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Location

The premises are situated in a prominent position fronting the busy King Cross Road at King Cross, a busy commercial suburb of Halifax which is located approximately 1 mile from the town centre.

## Description

The premises briefly comprise a ground floor retail units with upper floor ancillary storage located prominently within the centre of King Cross High Street.

The ground floor benefits from a retail area with security sales counter and office/ stores to the rear having fitted desks and kitchenette facilities. The upper floors offer ancillary storage and WC facilities with access to the rear on to Lombard Street. There is a fitted alarm system and electric security roller shutter door to the front elevation.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Rental

**£8,000 Per Annum Exclusive**

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £6,700.

## EPC

The property has been assessed with an EPC rating of E - 116.

## Terms

The premises are available To Let by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

## VAT

The rentals quoted are exclusive of VAT (if applicable).

## Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

## Viewing

For further information or to book a viewing please contact the Sole Letting Agent:

### Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 42087

Jul-21



Property House, Lister Lane, Halifax, HX1 5AS

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