

## TO LET

**SECOND FLOOR**  
**14 HORTON STREET**  
**HALIFAX**  
**HX1 1PU**

- TO BE REFURBISHED UPPER FLOOR
- 2,210 SQ FT (205.31 SQ M)
- TOWN CENTRE LOCATION



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## Location

The property is situated at Horton Street in the Town Centre of Halifax close to The Piece Hall, The Westgate Arcade and the prime shopping area of Halifax. The Retail Banking Headquarters of Lloyds Bank (former Halifax Building Society) is located nearby. Pay and display car parks are situated opposite and to the rear.

## Description

The property briefly comprises a light, open plan studio space on the second floor of 14 Horton Street in Halifax Town Centre. The unit is accessed off Horton Street in the New Street car park via a glazed personnel door.

The suite is to be refurbished to a shell and core finish and has the potential to be finished to the incoming tenants specification. The newly refurbished suites has the potential to suit a variety of uses (STPP).

Services connected to the property include electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**From £11,050 Per Annum Exclusive**

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate NIA</b>	<b>2,210</b>	<b>205.31</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.

## Rateable Value

The premises require reassessing for Uniform Business Rates purposes.

## EPC

The property has been assessed with an EPC rating of TBC.

## Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

## VAT

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

## Legal Fees

Each party is to be responsible for their own legal costs incurred in any transaction.

## Viewing

For further information or if you wish to arrange a viewing, please contact the sole letting agents:

### Piers Fischer

Direct Line: 01422 430022

Email: [piers.fischer@walkersingleton.co.uk](mailto:piers.fischer@walkersingleton.co.uk)

### Yasmin Lee

Direct Line: 01422 430026

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