

TO LET

**12 HORTON STREET
HALIFAX
HX1 1PU**

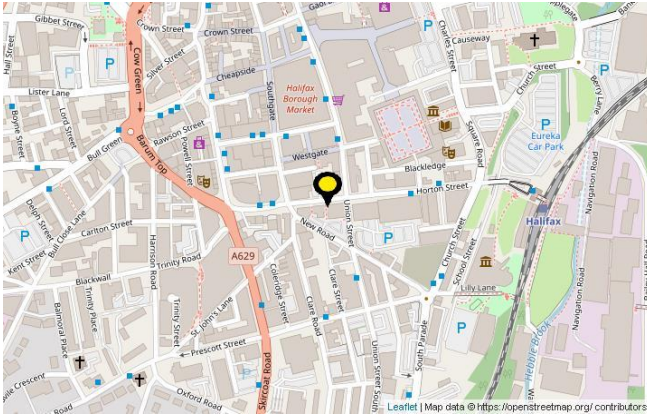
- TO BE REFURBISHED
- 1,042 - 3,506 SQ FT (96.80 - 325.71 SQ M)
- TOWN CENTRE LOCATION
- AVAILABLE FROM A FLOOR-BY-FLOOR BASIS



TO LET

12 Horton Street
Halifax
HX1 1PU

- BESSPOKE FIT OUT
- 1,232 – 2,464 SQ FT (114.45 – 228.9 SQ M)
- TOWN CENTRE LOCATION
- AVAILABLE FROM A FLOOR-BY-FLOOR BASIS



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 is located nearby. Pay and display car parks are situated opposite and to the rear.

Description

The premises comprises the upper floors of an imposing Grade II listed period building in Halifax Town Centre. The units are accessed directly from Horton Street and are able to be occupied on a floor-by-floor basis or as a whole. The units feature an open plan space with smaller private rooms along with WC facilities.

The suites are to be refurbished to a shell and core finish and has the potential to be 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, gas, 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 £5 Per Sq Ft

(Please note: Rental Figures are dependent on tenants required specification)

A combination of the space is also available.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
First Floor	1,232	114.45
Second Floor	1,232	114.45
Total Approximate NIA	2,464	228.9

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 requires 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 letting transaction.

Viewing

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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 36606/Nov-23



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