

TO LET

**39-43 Southgate
Elland
HX5 0BW**

- **Two-Storey Retail / Office Unit**
- **2,785 Sq. Ft (258.78 Sq. M)**
- **Separate Loading Access at Rear**
- **Prominent Town Centre Location**



TO LET

39-43 Southgate
Elland

- Two-Storey Retail / Office Unit
- 3,369 Sq. Ft (313.04 Sq. M)
- Separate Loading Access at Rear
- Prominent Town Centre Location



Rental

£17,500 Per Annum Exclusive

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	1,579	146.72
Lower Ground Floor Offices	1,206	112.06
Total Approximate NIA	2,785	258.78

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 property has been assessed for Uniform Business Rates purposes with a Rateable Value of £18,500.

EPC

The property has an EPC assessment of D (100).

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

VAT

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

Legal Fees

The tenant is responsible for the Landlord's legal costs.

Viewing

For more information or to book a viewing please contact the sole letting agent:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Jul-22

Location

The property is located along Southgate in the heart of Elland Town Centre. Elland is a busy Market Town within the Metropolitan Borough of Calderdale, with Southgate serving as its principal retailing parade. Major nearby occupiers include the One-Stop Convenience Store, Betfred Bookmakers and B&M Superstore together with a number of local retailers, bars and restaurants. Elland has proven to be a popular strategic hub for a number of businesses owing to its excellent proximity to the M62 Motorway Network.

Description

The property briefly comprises the ground and lower ground floors within a larger mixed-use block.

The property is currently arranged to provide a mixture of open plan and private offices and meeting rooms, however, given the nature and location, the premises are considered suitable for a variety of uses including retail, leisure, community space, and clinics.

Services connected to the property include electricity, 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.



Property House, Lister Lane, Halifax, HX1 5AS

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