

# Walker Singleton

## TO LET

247 Shay Lane  
Halifax  
HX2 9AG

- GROUND FLOOR PREMISES WITH BASEMENT STORES
- SUITABLE FOR A VARIETY OF USES (STPP)
- 2,407 SQ FT (223.62 SQ M)
- YARD AREA TO THE REAR



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## Location

The property is situated on Shay Lane which connects the premises to the nearby A629 Keighley Road approximately 2 miles north of Halifax Town Centre. Good main road communications exist with Junction 24 of the M62 being located approximately 6 miles to the south.

## Description

The premises briefly comprises a ground floor unit which is suitable for a variety of uses (STPP).

The property is located in a prominent position along Shay Lane and benefits from open plan accommodation/sales area, spotlighting, male, female and disabled WC facilities, a small staff kitchen, fitted bar and basement stores.

Externally the property benefits from a yard area to the rear. Free street parking is available to the front elevation on Shay Lane.

Mains services connected to the premises include electricity, gas, 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

**Year 1 - £14,000 Per Annum Exclusive**

**£18,000 Per Annum Exclusive Thereafter**

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- **SUITABLE FOR A VARIETY OF USES (STPP)**
- **2,407 SQ FT (223.62 SQ M)**
- **YARD AREA TO THE REAR**

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate NIA</b>	<b>2,407</b>	<b>223.62</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 property has been assessed for uniform business rates with a rateable value of £6,800.

## EPC

The property has been assessed with an EPC rating of C-71.

## 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 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.

## Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: 43867

Date: Apr-24

# Walker Singleton

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