

TO LET

**FIRST & SECOND FLOORS
28-30 SOUTHGATE
HALIFAX
WEST YORKSHIRE
HX1 1DL**

- 1ST & 2ND FLOOR ACCOMMODATION
- PROMINENT TOWN CENTRE LOCATION ABOVE THE NEW TESCO EXPRESS DEVELOPMENT
- 6,588 SQ FT (612 SQ M)
- INCENTIVES AVAILABLE



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HX1 1DL

- 1ST & 2ND FLOOR ACCOMMODATION
- PROMINENT TOWN CENTRE LOCATION
- FIRST FLOOR: 5,802 SQ FT (539 SQ M)
- SECOND FLOOR: 786 SQ FT (73.02 SQ M)



Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
First Floor	5,802	539
Second Floor	786	73
Total Approximate NIA	6,588	612

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 requires re-assessing for Business Rates purposes.

EPC

Information available on request.

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 prices 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 should you wish to arrange a viewing, please contact the Sole Selling agents:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 38565

Nov-22

Location

The property is situated along Southgate and Cornmarket within Halifax Town Centre occupying an extremely prominent position opposite Halifax Borough Market with both the bus station and train station located close by.

Description

The property comprises of the first and seconds floors of Grade II Listed building located prominently on Cornmarket above the new Tesco Express development in the pedestrianised shopping area of Halifax town centre.

Suitable for a variety of uses the building provides open plan studio accommodation with relevant office rooms and ancillary storage as well as kitchen, male and female WC facilities and second story ancillary/archive storage.

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

Rental

£20,000 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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