

## TO LET

**FORMER HARRISON SOCIAL**  
**11A HARRISON ROAD**  
**HALIFAX**  
**HX1 2AF**

- GROUND AND FIRST FLOOR - 7,703 SQ FT (715.61 SQ M)
- FORMER BAR/ RESTAURANT
- TOWN CENTRE LOCATION



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Former Harrison Social

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## Location

Harrison Social is situated in a town centre location approximately 100 meters from the Bull Green and the centre of the leisure circuit. There are a mix of residential properties and a variety of office accommodation in the immediate area.

## Description

The premises briefly comprises a stone built grade II listed detached property fronting on to Harrison Road situated within 100 meters of the Halifax main ring road and Bull Green roundabout.

The premises is made up of a former bar/restaurant to the ground having ladies, gents and disabled WC facilities and ancillary storage with wash up area. The first floor offers further open plan accommodation, walk in cold room, dumb waiter and additional WC facilities.

There is sizeable basement having 3 large alcoves used for storage, safe room, cold room and boiler room and a small yard is provided to the rear.

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

## Rental

**£25,000 Per Annum Exclusive**

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	4,051	376.42
First floor	3,652	339.33
<b>Total Approximate NIA</b>	<b>7,703</b>	<b>715.61</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 £21,250

## EPC

The property has an Energy Performance Rating of E (111).

## Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

## VAT

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

## Legal Fees

Each party 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:

### Piers Fisher

Direct Line: 01422 430022

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

### Johnjoe Wright

Direct Line: 01422 430020

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