

Walker Singleton

TO LET

18a Lydgate
Northowram
Halifax
HX3 7EJ

- Prominent Corner Position Retail Unit
- Set Within A Parade Of Shops In Northowram Village
- 344 Sq Ft (32 SQ M)
- Secure Parking Available



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Halifax
HX3 7EJ**



Location

The property is situated in the popular village of Northowram with easy access and direct links to the M62 and conveniently located for access to Halifax, Brighouse and surrounding areas.

Description

The premises briefly comprise a ground floor corner retail unit located in the sought after location of Northowram Village. The property benefits from having large display windows to both front and side elevations, wood effect flooring and w/c facilities.

Externally the property benefits from ample free on-street car parking available in the vicinity. Additional parking located at the side of the building is available by way of separate negotiation.

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

Rental

£6,500 Per Annum Exclusive

- **Prominent Corner Position Retail Unit**
- **Set Within A Parade Of Shops In Northowram Village**
- **344 Sq Ft (32 SQ M)**
- **Secure Parking Available**

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	344	31.96

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 The property has been assessed for uniform business rates with a rateable value of £7,000.

EPC

The property has been assessed with an EPC rating of C (59)

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.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Johnjoe Wright

Direct Line: 01422 430020

Email: johnjoe.wright@walkersingleton.co.uk

Ref: 31335

Date: Mar-24

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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