

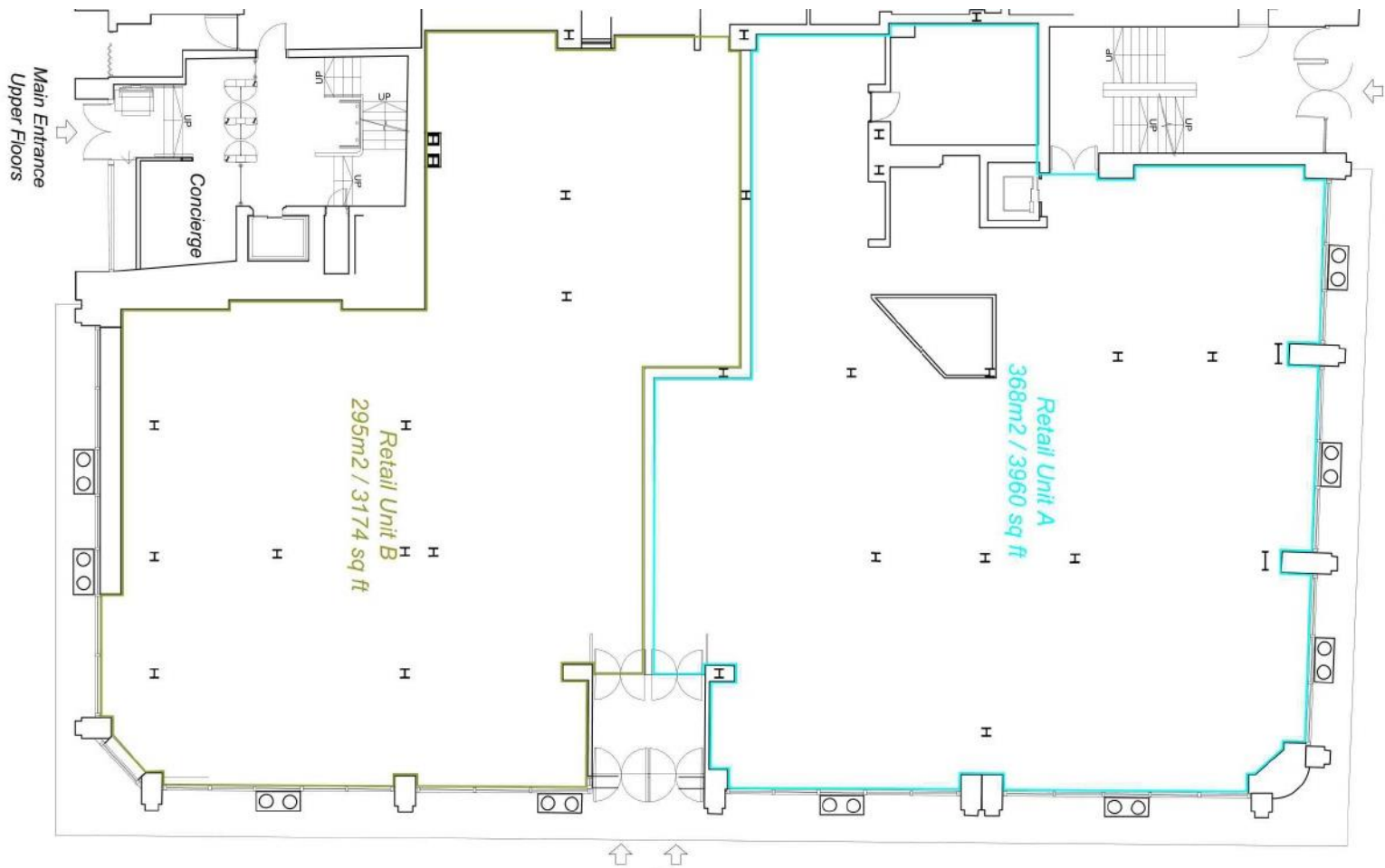


TO LET

40 Commercial Street

Commercial Street
Halifax
HX1 1BE

- ICONIC TOWN CENTRE BUILDING
- LARGE OPEN PLAN RETAIL UNIT
- 7,134 SQ FT (663.00 SQ M)
- ORNATE RETAIL FRONTAGE ONTO THE BUSY COMMERCIAL STREET
- POTENTIAL TO SPLIT



Location

The property is situated along Commercial Street in Halifax Town Centre within close proximity to major occupiers including Lloyds Retail Banking Headquarters, Harveys of Halifax and the Leeds Beckett University Business Centre.

The property is also located within walking distance of the Grade I* Listed Piece Hall which has benefited from significant tourism influx into the town attracting over 3 million visitors per year. Good transport links exist with Leeds City Centre within 15 miles (30 mins by train), Manchester within 20 miles (40 mins by train) and London Kings Cross 2 hours by train.



Description

The premises comprises the historic former Halifax Building Society No. 001 Branch with extensive frontage onto Commercial Street and return frontages onto Alexandra Street and King Edward Street in Halifax Town Centre.

The property benefits from an attractive marble façade with inspired Greek Doric pillars with large double doors to the main frontage.

A full refurbishment programme has been scheduled to provide the potential for a bespoke fit-out for the incoming tenant. Alternatively, the space can be provided at a shell and core finish awaiting a tenant's fit-out. The retail unit is also able to be split into two retail units. Ancillary basement stores are also available.

Mains services connected to the premises electric, water, gas and drainage. 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.

Accommodation

The total approximate net internal floor areas are:		
Permanent Buildings		
	ft ²	m ²
Unit A	3,960	368.00
Unit B	3,174	295.00
Total Approximate NIA	7,134	663.00

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.



Rent
On Application

Lease Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

Service Charge

A service charge will be levied to cover the proportional cost of expenditure on maintenance and repairs to common parts.

Rateable Value

The property requires reassessing for uniform business rates purposes.

VAT

We believe the property is not elected for VAT.

Energy Performance

The property has been assessed with an EPC rating of B (38).

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 letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 44270

Dec-23



Walker Singleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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