

Walker Singleton

TO LET

Unit C
Former Trafalgar Inn
Aachen Way
Halifax
HX1 3ND

- Upper Ground Floor Office/Leisure Suite with External Balcony Area
- GIA: 1,670 Sq Ft (155.10 Sq M)
- Private Parking for 15 Cars
- High Quality Finish



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**Unit C, Former Trafalgar Inn
Aachen Way
Halifax
HX1 3ND**



Location

The property occupies a prominent main road position on Aachen Way (A58) at its junction with Queens Road, 3/4 mile south-west of Halifax Town Centre and close to the King Cross local shopping centre, Tesco Food store and Vets4Pets.

Description

The available space comprises a ground level access to office/leisure accommodation split over two floors with a series of newly refurbished open plan and private rooms together with a reception entrance, modern kitchenette. Externally, the unit has a large private dedicated car park/compound secured with electronic gates in addition to a further parking forecourt accessed from Queens Road.

Services connected to the property include electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£20,000 Per Annum Exclusive

- **Upper Ground Floor Office/Leisure Suite with External Balcony Area**
- **GIA: 1,670 Sq Ft (155.10 Sq M)**
- **Private Parking for 15 Cars**
- **High Quality Finish**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	1,670	155.14

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 £10,500.

EPC

The property has been assessed with an EPC rating of 91 (D) before refurbishment commenced.

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a term of years 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 should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 28327

Date: Apr-24



Walker Singleton
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