

Walker Singleton

TO LET

Victoria Mill
Dean Clough
Halifax
HX3 5AX

- Excellent Retail/Leisure Opportunity
- Prominent Position at the Entrance to the Dean Clough Estate
- 18,000 Sq Ft (1,672.20 Sq M)
- Excellent Parking Facilities



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HX3 5AX**



Location

Dean Clough is located on the edge of Halifax town centre with excellent transport links to Leeds, Manchester and London. More than ever before people are choosing Halifax as the place they want to invest, live, work and learn and spend their leisure time. Business growth, job opportunities, affordable land and property, and a thriving arts and culture scene are just some of the reasons why.

Description

The available accommodation comprises an open plan retail/leisure unit with a glazed double door entrance. The available space is situated at main entrance to the Dean Clough estate and adjacent to Travelodge. Internally, the property is available in a shell and core specification, ready for a tenants bespoke fit out.

Externally, the premises benefits from good frontage onto the estate enabling the possibility of an excellent presence on the bustling estate. In addition, there is a large car park to the front of the premises which is able to hold c. 450 cars.

Dean Clough is a 22 acre site of impressive Victorian Mills which has become a thriving community with mixed use occupiers such as offices, bars, restaurants/cafes, theatre, Royal Mail Post Office, shops and other leisure uses.

The site has many benefits such as ample on-site parking, 24 hour access, 24/7 security and a dedicated on-site management team, to name just a few!

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Rental

Leasehold On Application

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	18,000	1,672.20

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 reassessing for Uniform Business Rates purposes.

EPC

The property has been assessed with an EPC rating of B (43).

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 (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 letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: D/C / May-24



Walker Singleton
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