

# Walker Singleton

## TO LET

Showroom on Valley Road  
Hebden Bridge  
HX7 7BZ

- Prominent Showroom Premises
- 2,800 Sq Ft (260.13 Sq M)
- Large Onsite Car Park
- Suitable for industrial/retail/leisure (STPP)



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## Location

The premises are situated just off the centre of the busy market town of Hebden Bridge on Valley Road. Both the A646 Burnley Road and the local train station which lies on the Manchester/Leeds line are within five minutes walking distance.

Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles west of Halifax Town Centre alongside the Rochdale Canal and River Calder.

## Description

The premise briefly comprises a prominent showroom premises fronting on to Valley Road in Hebden Bridge Town Centre.

The unit benefits from 3 steel roller shutter doors providing easy drive in access, fluorescent strip lighting, solid concrete floor, CCTV system and a security alarm system. The unit has a trade counter reception with a mezzanine floor offering ideal office facilities overlooking the workshop. WC and kitchenette facilities are provided to the ground floor level and the unit has the added benefit of allocated parking to the front elevation. The property is suitable for a variety of uses (STPP)

Mains services connected to the premises include 3-phase electricity, water and drainage. We believe gas is available but not connected. Please note these services have not been tried or tested and any interested party are advised to satisfy themselves as to their suitability and condition.

## Rental

**£30,000 Per Annum Exclusive**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>2,800</b>	<b>260.12</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 £13,750.

## EPC

The property has been assessed with an EPC rating of D (84).

## Terms

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

## VAT

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

## Legal Fees

The tenant will be responsible for a proportion of the landlords legal costs.

## Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

### Piers Fisher

Direct Line: 01422 430022

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

Ref: 38513

Date: Jan-24

# Walker Singleton

[walkersingleton.co.uk](http://walkersingleton.co.uk) | 01422 430000

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