

# Walker Singleton

## TO LET

Ground Floor  
169 King Cross Road  
Halifax  
HX1 3LN

- Ground floor retail/ office unit
- Private gated yard
- 704 Sq Ft (65.4 Sq M)
- Prominent position on Halifax Road



# TO LET

**Ground Floor**  
**169 King Cross Road**  
**Halifax**  
**HX1 3LN**



## Location

The premises are situated in a prominent position on the busy King Cross Road at King Cross, a busy commercial suburb of Halifax which is located approximately 1 mile from the town centre.

## Description

The premises briefly comprise a ground floor retail unit with private yard and parking situated on the main A58 opposite Tesco's supermarket and next to Vets for Pets with Barry's Cash and Carry, Dickies Tiles and Papa John's pizza located with the direct vicinity.

Internally the property benefits from a suspended ceiling with inset lighting and carpeting throughout. Access is gained via a UPVC personal door with the added benefit of a steel roller shutter security door.

Services connected to the premises include electricity and water. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Rental

**£10,000 Per Annum Exclusive**

- Ground floor retail/ office unit
- Private gated yard
- 704 Sq Ft (65.4 Sq M)
- Prominent position on Halifax Road

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate NIA</b>	<b>704</b>	<b>65.4</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 will require reassessing for business rates purposes.

## EPC

Available on request.

## 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 to be responsible for their own legal fees incurred in any letting transaction.

## Viewing

For further information or to book a viewing please contact the Sole Letting Agent:

### Yasmin Lee

Direct Line: 01422 430026

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

Ref: 36092

Date: Apr-24



**Walker Singleton**  
**walkersingleton.co.uk | 01422 430000**

Property House, Lister Lane, Halifax, HX1 5AS

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