

Walker Singleton

TO LET

349 Salterhebble Hill
Huddersfield Road
Halifax
HX3 0QA

- Prominently Located On The Busy A629 Huddersfield Road
- 647 - 1,312 Sq Ft (60.11 - 121.88 Sq M)
- Two Storey Retail/Office Unit
- Separate Entrances To Each Floor



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Location

The property is situated along the A629 Huddersfield Road at Salterhebble approximately two miles South of Halifax Town Centre.

The property is conveniently located 3 miles North of Junction 24 of the M62 Motorway which provides easy access to both Leeds (15 miles) and Manchester (25 miles).

Description

The property briefly comprises a stone built, two storey retail/office unit prominently located along the busy A629 Huddersfield Road.

The ground floor accommodation offers an open plan retail area and benefits from frontage onto Huddersfield Road, LED strip lighting, electric heater, ancillary stores, kitchen area and w/c facilities. The first floor has a separate entrance to the side elevation and benefits from having exposed beams, fluorescent strip lighting, kitchen facilities & w/c facilities. The property can be taken as a whole or on a floor by floor basis.

Services connected to the property include 3 phase 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

Whole Property - £9,000 Per Annum Exclusive

Ground Floor - £6,000 Per Annum Exclusive

First Floor - £5,000 Per Annum Exclusive

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	665	61.76
First Floor	647	60.12
Total approximate NIA	1,312	121.88

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 £5,400.

EPC

The property has been assessed with an EPC rating of D (94).

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: 46268

Date: Apr-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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