

Walker Singleton

TO LET

Unit 32 Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD

- Café Unit Situated on Established Complex
- 941 Sq Ft (87.42 Sq M)
- On Site Car Parking



TO LET

**Unit 32 Bowers Mill
Branch Road
Halifax
HX4 0AD**



Location

The property is situated along Branch Road accessed off Saddleworth Road in the Barkisland area of Halifax approximately 4.5 miles to the South of Halifax Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located within 4 miles. Leeds is located within 17 miles with Junction 42 of the M1 Motorway approximately 16 miles to the East.

Description

The properties comprises of a ground floor unit which was previously traded as a café within the long established Bowers Mill complex. The unit benefits from having an open plan seating area with tiled flooring & decorative lighting, a food prep area & kitchen with extraction system, stainless steel wall coverings, and fluorescent strip lighting. Other occupiers on the Bowers Mill complex include Bowers Mill Aparthotel, Valley Fit Gym, Park Metal Polishing, The Venue & JCA Limited.

Communal facilities to include W/Cs, kitchen and on site car parking.

Services connected to the property include electricity & gas. 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

£4,250 Per Annum Exclusive

- **Café Unit Situated on Established Complex**
- **941 Sq Ft (87.42 Sq M)**
- **On Site Car Parking**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	941	87.42

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 £2,550. The ingoing tenant may qualify for 100% Business Rates Relief.

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 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: 31621

Date: May-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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