

# Walker Singleton

## TO LET

First Floor  
Calder House  
The Wharf  
Sowerby Bridge  
HX6 2AG

- Canal Side Location At The Wharf With Roof Terrace
- 815 Sq Ft (75.71 Sq M)
- Benefits From Having Individual Suites
- Characterful Accommodation Overlooking The Canal



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The Wharf  
Sowerby Bridge  
HX6 2AG**



## Location

The property is located at The Wharf, just off of Wharf Street in the heart of Sowerby Bridge Town Centre. Sowerby Bridge itself is a busy Market Town within the Metropolitan Borough of Calderdale with Wharf Street serving as the town's principal through-road. Transport links are considered to be excellent with Sowerby Bridge Railway Station located within a 5-minute walk in addition to Junction 24 of the M62 Motorway being within approximately 6 miles.

## Description

The property comprises the first floor of a Grade II Listed stone built property situated in a prime canal side location overlooking the canal.

The property briefly comprises a number of separate offices/rooms, kitchen, relevant male & female w/c facilities and an outdoor roof terrace overlooking the canal. The property provides characterful accommodation and benefits from having exposed beams, cat II lighting, carpeted flooring, gas central heating, perimeter trunking, intruder alarm & a fire alarm system.

The Wharf also has the benefit of free on-site parking.

We understand the premises benefit from all mains services. None of these services have been tried or tested and therefore we are unable to comment on their condition or suitability.

## Rental

**£11,000 Per Annum Exclusive**

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- 815 Sq Ft (75.71 Sq M)
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## Accommodation

The total approximate net internal floor areas are:

|                              | Sq Ft      | Sq M         |
|------------------------------|------------|--------------|
| <b>Total approximate NIA</b> | <b>815</b> | <b>75.71</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 £8,600. 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 which is applicable at the prevailing rate.

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

Ref: 46352 Date: May-24



**Walker Singleton**  
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