

Walker Singleton

TO LET

561 Gibbet Street
Halifax
HX2 0AL

- Garage Premises with Office
- GIA 849 Sq Ft (78.87 Sq M)
- Drive In Access
- Car Parking For Approximately 10 Cars



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Location

The property is situated at Gibbet Street, Highroad Well, Halifax with the Town centre being located within approximately 1 mile distant.

Description

The property comprises a detached single storey garage premises with a small forecourt on Gibbet Street, Halifax.

The property benefits from having drive in access via two steel roller shutters, personnel door, a garage workshop area, reception area, intruder alarm, office, kitchen and relevant w/c facilities.

Externally there is a forecourt with parking for approximately 10 cars.

Services connected to the property include electricity, 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.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £3,900.

Rental

£12,500 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Garage Workshop	566	52.56
Office/Reception/Facilities	283	26.31
Total approximate GIA	849	78.87

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.

EPC

Available on request.

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

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

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 38532

Date: Sep-24



Walker Singleton
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