

## TO LET

**28-30 SOUTHGATE  
HALIFAX  
HX1 1DL**

- Prominent retail showroom in the pedestrianised shopping area of Halifax town centre
- Ground floor - 4,800 Sq Ft (445.93 Sq M)
- Return frontage on to King Edward Street
- Substantial storage to the upper floor levels



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- **PROMINENT RETAIL SHOWROOM IN THE PEDESTRIANISED SHOPPING AREA OF HALIFAX TOWN CENTRE**
- **GROUND FLOOR - 4,800 SQ FT (445.93 SQ M)**
- **RETURN FRONTAGE ON TO KING EDWARD STREET**
- **SUBSTANTIAL STORAGE TO THE UPPER FLOOR LEVELS**



## Location

The property is situated along Southgate and Cornmarket within Halifax Town Centre occupying an extremely prominent position opposite Halifax Borough Market with both the bus station and train station located close by.

## Description

The premise briefly comprises a substantial retail unit having a return frontage onto the Cornmarket and King Edward Street located in the pedestrianised shopping area of Halifax town centre.

Formally a shopping arcade, the impressive building offers a ground floor showroom having timber effect flooring and suspended ceiling with inset lighting and benefits from having two automatic sliding doors providing shopping entrance and exit routes for customers.

Disabled WC facilities are provided at ground floor level with further ladies and gents WCs located to the upper floors along with kitchen facilities, relevant staff room, managers office and ancillary storage.

Mains services to include gas, electricity, water and drainage are believed to be connected to the premises with electric heating and cooling units provided in the showroom area. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

## VAT

The rentals quoted are exclusive of VAT (if applicable).

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	4,800	445.93
First Floor	5,802	539.02
Second Floor	786	73.02
<b>Total Approximate NIA</b>	<b>11,388</b>	<b>1,057.95</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 £87,000.

## EPC

The property is exempt from requiring an EPC.

## Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

## Rental

**£75,000 Per Annum Exclusive**

## Legal Fees

Each party to be responsible for their own legal fees in relation to any letting transaction.

## Viewing

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

### Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 38565

Jan-20



Property House, Lister Lane, Halifax, HX1 5AS

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