

TO LET

**7-9 WEST END
HEBDEN BRIDGE
HX7 8JP**

- TWO RETAIL UNITS
- 248 - 1,087 SQ FT (23.00 - 101.00 SQ M)
- TOWN CENTRE LOCATION
- POTENTIAL TO COMBINE



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Location

The premises are situated on West End fronting the busy A646 Burnley Road within the centre of the busy market town of Hebden Bridge. Surrounding occupiers include a mixture of retail, leisure, office and residential users.

Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles west of Halifax Town Centre alongside the Rochdale Canal and the River Calder.

Description

The property briefly comprises two retail units situated on West End in Hebden Bridge Town Centre. The units are available as a whole. The Building features an open plan space along with WC facilities.

The Building is to be refurbished to a shell and core finish and has the potential to be to the incoming tenants specification. The newly refurbished suites has the potential to suit a variety of uses (STPP).

Mains services connected to the premises include electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

From £20,000 Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	539	50.07
First Floor	548	50.91
Total Approximate NIA	1,087	100.98

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 requires reassessing for Uniform Business Rates purposes.

EPC

Available upon 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 if you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

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