

## TO LET

**17 KING EDWARD STREET  
HALIFAX  
WEST YORKSHIRE  
HX1 1BW**

- GROUND FLOOR RETAIL UNIT
- 1,636 SQFT (151.98 SQ M)
- TOWN CENTRE LOCATION
- ANCILLARY BASEMENT STORAGE



# TO LET

17 King Edward Street  
Halifax  
HX1 1BW

- GROUND FLOOR RETAIL UNIT
- 1,636 SQFT (151.98 SQ M)
- TOWN CENTRE LOCATION
- ANCILLARY BASEMENT STORAGE



## Location

The property is located in the heart of Halifax Town Centre on King Edward Street with the bus station and train station a convenient walk away.

## Description

The property briefly comprises the ground floor retail unit with large display windows and ample foot traffic, located in the heart of the pedestrianised Halifax Town Centre benefiting from surrounding occupiers to include Harveys, Tesco and the Westgate arcade.

The premises is set over two floors with ancillary storage located in the basement. Kitchen and WC units are located at the rear of the unit.

A full refurbishment programme has been scheduled to provide air conditioning, new W/C's and benefitting from paint and plaster walls, suspending ceilings with inset lighting, kitchen facilities and new carpeting throughout.

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 their suitability and condition.

## Rental

**£12,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	807	74.97
Basement	829	77.01
<b>Total Approximate NIA</b>	<b>1,636</b>	<b>151.98</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 £5,600.

## EPC

The property has been assessed with an EPC rating of C (65).

## 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:

### Piers Fisher

Direct Line: 01422 430022

Email: [piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)

### Johnjoe Wright

Direct Line: 01422 430020

Email: [johnjoe.wright@walkersingleton.co.uk](mailto:johnjoe.wright@walkersingleton.co.uk)

Ref: 44270

Dec-23

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.