

TO LET

**16 ALEXANDRA STREET
HALIFAX
WEST YORKSHIRE
HX1 1BS**

- DOUBLE FRONTED RETAIL UNIT
- 2,710 SQ FT (251.75 SQ M)
- OPEN PLAN
- ADDITIONAL MEZZANINE FLOOR



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Location

The property is located in the heart of the Halifax Town Centre on Alexandra St, near the very popular Westgate Arcade. The Westgate Arcade is one of the main shopping districts within the Town Centre being ideally located within close proximity to the Piece Hall and Square Chapel theatre.

Description

The premises briefly comprises a double fronted open plan office/retail unit situated within the historic Permanent Buildings at the top of the Westgate Arcade Shopping Centre in Halifax Town Centre.

Set out over 2 floors the property benefits from painted plaster walls, tiled flooring, and a suspended ceiling with inset lighting. The mezzanine floor provides additional retail space. Ancillary basement storage is also available through the side.

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 the suitability and condition.

Rental

£12,000 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	2,335	216.92
Mezzanine	375	34.83
Total Approximate NIA	2,710	251.75

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 business rates purposes.

EPC

The property has been assessed with an EPC rating of: B (47)

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

Johnjoe Wright

Direct Line: 01422 430020

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