

TO LET

**5 DISPENSARY WALK
HALIFAX
HX1 1QR**

- GROUND FLOOR UNIT
- 1,863 SQ FT (173.07 SQ M)
- SUITABLE FOR A VARIETY OF USES (STPP)
- CLOSE TO HALIFAX TOWN CENTRE & THE PIECE HALL



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Location

The property is situated along Dispensary Walk and is close to the junction with Upper Kirkgate on the periphery of Halifax Town Centre. The Square Chapel Arts Centre, Grade I Listed Piece Hall and Eureka! Museum for Children are all close by with the main Halifax bus and railway stations both situated within a short walking distance.

Description

The property briefly comprises a ground floor unit which was previously a children's soft play centre on the periphery of Halifax Town Centre. The property benefits from having uPVC double glazed windows, wood effect linoleum flooring, LED strip lighting, kitchen area, w/c facilities and a gas blower providing heating and character features such as exposed beams & iron pillars.

We understand that all mains services are connected to the property. Please note that we have not tried and tested any of the services and interested parties are advised to satisfy themselves as to their condition and suitability.

Soft play equipment is available via separate negotiation. Please contact for more information.

Rental

£9,000 Per Annum Exclusive

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	1,863	173.07

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 £8000.

EPC

Available on 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 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

Ref: 45149

Jul-23



Property House, Lister Lane, Halifax, HX1 5AS

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