

Broadway Retail Park
Queens Road
King Cross
Halifax

Rent £2,400
per calendar
month



RETAIL UNIT WITHIN NEWLY DEVELOPED RETAIL PARK

289.94m² (3,121ft²)

- High profile prominent main road location with extensive on-site customer parking
- Recently developed to a high standard with display windows to ground and first floor
- Other sizes available, subject to tenants requirements

DESCRIPTION

The unit forms part of a larger complex which has been newly developed to a high standard and provides a range of retail and business units of varying sizes. The retail park includes ample customer car parking and is positioned in a highly prominent main road location benefitting from high volumes of passing vehicular traffic.

The unit is finished to a shell specification ready for a tenant to carry out their own fit-out, having full height display windows to ground and first floor and being suitable for a wide range of potential retail and commercial uses, subject to the landlord's consent.

LOCATION

The property is positioned in the district of King Cross approximately 1 mile to the north of Halifax town centre. It is located at the intersection of Queens Road and Parkinson Lane and has densely populated housing nearby, in addition to a mix of commercial and industrial business premises.

This is an excellent location for out of town retail, being accessible along Queens Road which connects King Cross Road, Parkinson Lane, Hopwood Lane, Gibbet Street, Hanson Lane and Pellon Lane, all of which are roads which connect Halifax town centre with the districts to the west of the town.



ACCOMMODATION

Retail Unit	
Ground Floor	144.97m ² (1,560ft ²)
First Floor	144.97m ² (1,560ft ²)
Total	289.94m² (3,121ft²)

OUTSIDE

The unit benefits from ample customer car parking within the Broadway Retail complex.

RENT

£2,400 per calendar month (£28,800 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

PLANNING

The planning permission for the development is provided under Planning application number 20/00462/FUL and the consent enables use within Class A1 which is now part of the amended Class E. Interested parties should make their own enquiries with the planning department with regard to their proposed use.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.
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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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