

Showroom Premises
Queens Road Works
Queens Road
Halifax
HX1 3XY

Price £48,000
per annum



SHOWROOM PREMISES

706.28m² (7,602ft²)

- Prominent main road fronted former vehicle display showroom suitable for continuation of that use or alternative showroom/workshop accommodation subject to planning
- High volume of passing vehicular traffic and having the benefit of on-street car parking to the front
- Internal display for approximately 43 cars
- Approximately 1 mile to the west of Halifax town centre

DESCRIPTION

The property comprises a single storey showroom formerly occupied for the display of motor vehicles and having good prominence onto Queens Road approximately 1 mile to the west of Halifax town centre.

The building is constructed of brick under a pitched steel trussed roof and provides good quality showroom accommodation formerly occupied for the display of motor vehicles suitable for alternative use subject to planning.

The building provides an overall floor area of 706.28m² (7,602ft²) divided between 3 units and is available for immediate occupation.

LOCATION

Halifax is a large town within the Calderdale Local Authority having a population of 87,000 and Calderdale having a total population of 190,000. Halifax is a town having a tradition based on the textile industry which has now developed a diverse economy and has good communication links with the M62 motorway at Ainley Top, which is approximately three miles to the south.

The property is well positioned in an accessible location approximately 1 mile to the west of Halifax town centre in a main road position with good visibility and benefitting from high volumes of passing vehicular traffic. The property is positioned a short distance from Burnley Road connecting Halifax town centre with other areas along the Calder Valley and is positioned opposite the newly developed Broadway Retail Park. The accommodation briefly comprises:- loading area, workshop, showroom, and office.



ACCOMMODATION

■ GROUND FLOOR	706.28m ² (7,602ft ²)
Loading area	
Workshop	
Showroom	
Office	

RENT

£48,000 per annum

RATEABLE VALUE & UNIFORMED BUSINESS RATES

TBA

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.

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.

LEGAL COSTS

The ingoing 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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