

On the Instruction of Barclays Banking Group

TO LET

ELLAND, 1 Southgate, HX5 0BN



Key Features

Leasehold

Viewing

By appointment via this office:

Joe Gillson

t: +44 113 394 8883

e: joe.gillson@cbre.com

Ross Jackson

t: +44 113 394 8892

e: ross.jackson@cbre.com

CBRE Limited

6th Floor, Toronto Square
Leeds LS1 2HJ

www.cbre.co.uk/retail

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Location

The property is located in Elland, a small market town in Calderdale, West Yorkshire. The town is approximately 4 miles south of Halifax and 5 miles north west of Huddersfield. The bank is situated on Southgate which acts as the main retail thoroughfare that runs through the centre of the town. Nearby national occupiers include Halifax Bank, Ladbrokes and Aldi

Description

The premises comprise ground floor with additional ancillary space provided at basement, first floor and second floor. The basement comprises 2 strong rooms and storage. The ground floor comprises main banking hall, staff counter, back office and 2 x meeting rooms. The first-floor accommodation includes 2 x W/C's, staff room, kitchen and storage facilities. The second floor is a vacant residential flat.

Accommodation

Ground Floor	114.92 sq.m	1,237 sq.ft
Basement	66.98 sq.m	721 sq.ft
First Floor	69.96 sq.m	753 sq.ft
Second Floor	74.51 sq.m	802 sq.ft
Total Floor Area	130.16 sq.m*	3,513 sq.ft*

Tenure

The property is currently held by way of a lease expiring 01/07/2028 with a tenant only break option on 01/07/2023.

Price

£14,800 per annum.

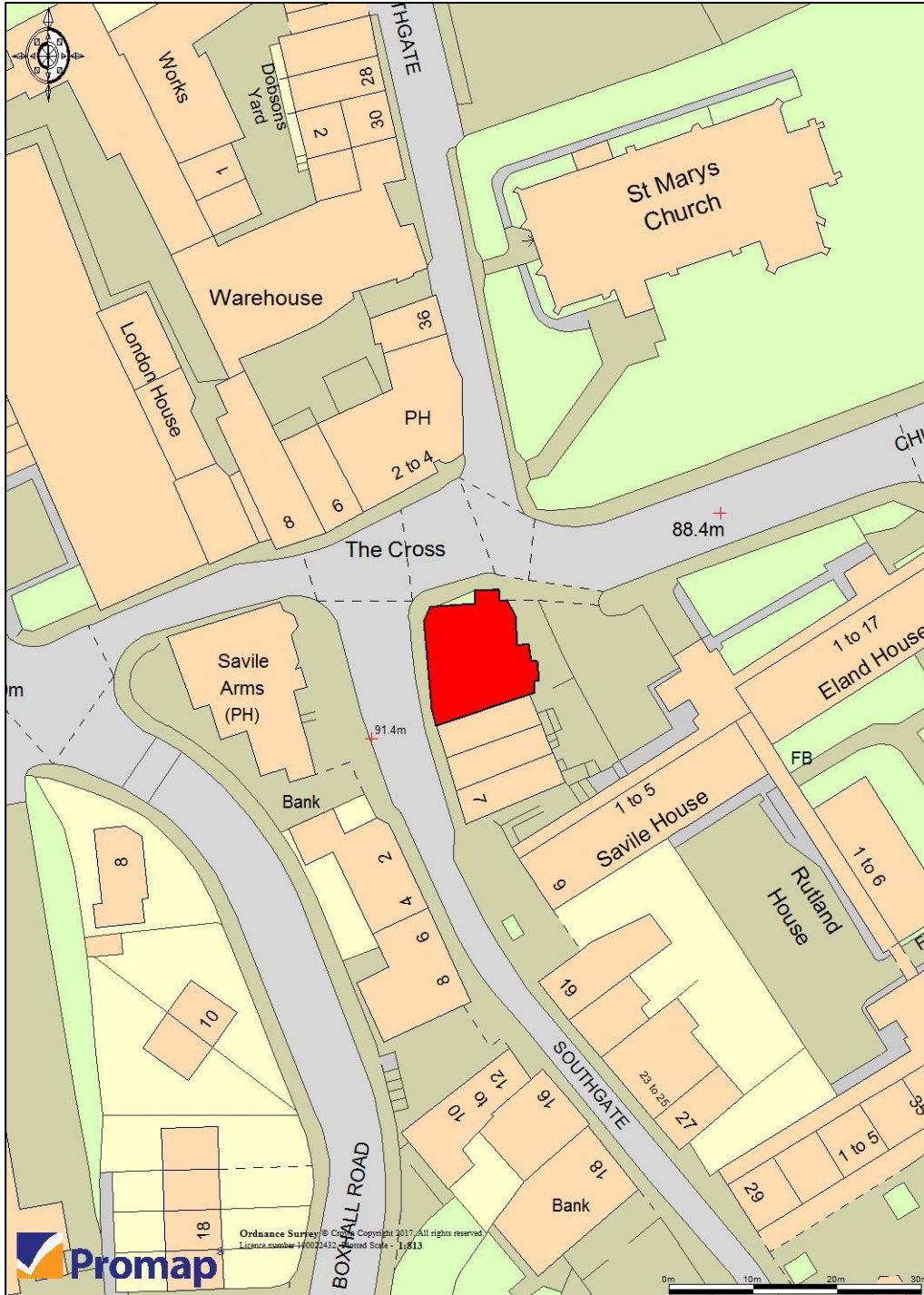
Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £14,250. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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