

TO LET

3 & 5 NORTHGATE

Halifax HX1 1UR



TOWN CENTRE RETAIL PROPERTY

56.11m² (604ft²)

- Prominent town centre position
- Double fronted display window
- Recently refurbished
- In close proximity to Woolshops shopping centre

T. **01484 530361**

www.bramleys.com

3 & 5 NORTHGATE, HALIFAX HX1 1UR

TOWN CENTRE RETAIL PROPERTY

The property comprises a ground floor retail unit extending to 604ft² with staff and storage areas to the first floor extending to an additional 330ft².

The property has an attractive double fronted display window and is located close to the primary shopping area of Halifax town centre, which easy reach of Woolshops, and is positioned in between the main shopping area and the bus station opposite the Council buildings.

The property is suitable for a variety of retail and commercial uses, subject to landlord approval and planning consent being obtained.

ACCOMMODATION

- GROUND FLOOR
Sales Area 56.11m² (604ft²)
with double fronted display window
- FIRST FLOOR 30.65m² (330ft²)
2 Store Rooms
Kitchen
Staff Toilets

RENT

£16,500 p/a

UNIFORM BUSINESS RATE

45.0p/45.8p (2012/13)

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

REFERENCES

Prospective tenants are required to provide two trade references and one bank reference and a fee of £50 will be charged to cover the administration costs.

VAT

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



PROPERTY MISDESCRIPTION ACT 1991

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.
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