

TO LET

**SOUTHGATE HOUSE
WARDS END
HALIFAX
HX1 1DE**

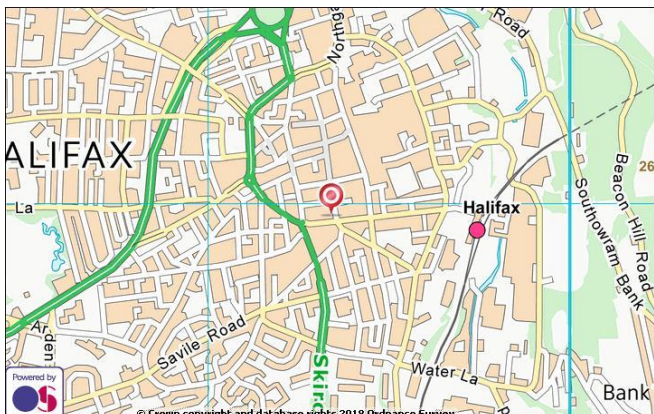
- A3/ A4 Former kitchen, bar & nightclub
- Ground floor & basement 7,452 SQ FT (692.31 SQ M)
- Suitable for a variety of uses (STPP)
- Town centre location



TO LET

Southgate House
Wards End
Halifax, HX1 1DE

- **A3/ A4 FORMER KITCHEN BAR AND NIGHTCLUB**
- **GROUND FLOOR AND BASEMENT 7,452 SQ FT (692.31 SQ M)**
- **SUITABLE FOR A VARIETY OF USES (STPP)**
- **TOWN CENTRE LOCATION**



Location

The property is located on Wards End in sight of the Lloyds Banking Group building and with close proximity to the Victoria Theatre House and Halifax Train Station. Nearby on street paid parking is available and excellent public car parking is provided within close distance.

Description

The premise briefly comprises a former kitchen, bar and nightclub set out over ground and basement level situated in the heart of Halifax town centre with surrounding occupiers being The Victoria Theatre, Pizza Hut, Dominoes and a variety of cocktail bars and micro pubs.

Having window panels to the ceiling the ground floor offers bright open plan accommodation with bar and kitchen facilities. The basement benefits from further open plan accommodation with two additional bar areas. WC facilities are provided within the building.

We believe the property benefits A3/A4 use but would be suitable for a variety of uses to include retail, office and leisure subject to the relevant planning approval.

Services connected to the building include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Rental

£32,000 Per Annum Exclusive

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	3,535	328.41
Basement	3,917	363.90
Total Approximate GIA	7,425 Sq Ft	689.78 Sq M

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 £39,750.

EPC

The property has been assessed with an EPC rating of TBC.

Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to book a viewing please contact the joint agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref:

Jun-18



Property House, Lister Lane, Halifax, HX1 5AS

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