



(Artist's Impression)

To Let

2 Crown Street
Hebden Bridge
HX7 8EB

- Ground floor retail/restaurant premises
- 149m² (1,603 sq ft)
- Imposing character property set in the heart of Hebden Bridge

Services

We understand that the premises benefit from all mains services connection. None of these services have been tested and therefore interested parties are advised to satisfy themselves as to their condition and suitability for intended use.

Rateable Value

The property will require re-assessing for Business Rates Purposes.

EPC

The premises have an Energy Performance Rating of D (87).

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease Agreement for a minimum period of 5 years. All Leases will incorporate a 3 yearly Rent Review Pattern in line with Retail Price Index (RPI) increases.

Rent

£28,500 per annum exclusive.

VAT

The rental quoted will be subject to VAT at the prevailing rate.

Legal Fees

Each party will be responsible for their own legal fees incurred in this transaction.

Viewing

For further information and viewing arrangements please contact:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 32815 Jan 2017

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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