Walker Singleton Chartered Surveyors

CROWN & GOWN

(Artist's Impression)

To Let

2 Crown Street Hebden Bridge

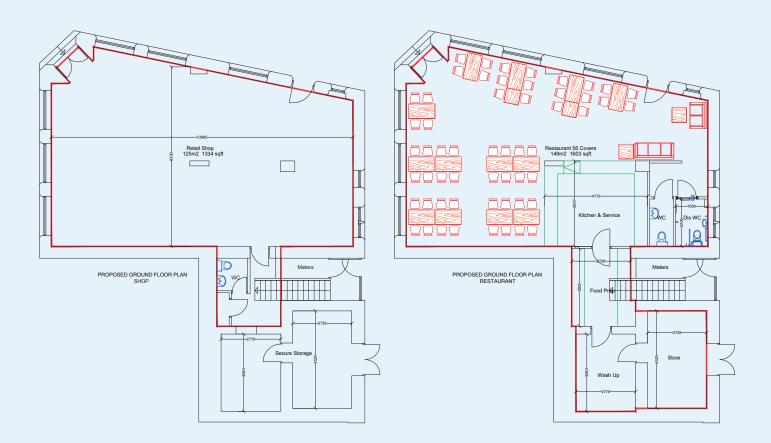
HX7 8EB

 Ground floor retail/restaurant premises

CROWN & GOWN

- 149m² (1,603 sq ft)
- Imposing character property set in the heart of Hebden Bridge





Location

The property occupies an extremely prominent position fronting the busy main A646 New Road in the centre of the popular market town of Hebden Bridge set within the Calder Valley. Surrounding occupiers include a mix of independent retail, leisure and residential uses. Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles West of Halifax alongside the Rochdale Canal and River Calder within the Metropolitan Borough of Calderdale.

Description

The available space comprises the ground floor of a period character former Banking Hall which will be opened up to provide open plan retail/restaurant accommodation capable of supporting 56+ covers plus ancillary kitchen, toilets and storage areas. The premises will be handed over in a shell form ready to receive the tenant's individual fit out with indicative floor layouts shown on the plans opposite.



Accommodation

The total approximate net internal floor areas are:

2 Crown Street		
Retail Unit Option NIA:	125m ²	1,334 sq ft
Restaurant Option NIA:	149m ²	1,603 sq ft
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.



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

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