

TO LET

**29 BEDFORD STREET NORTH
HALIFAX
HX1 5BX**

- INDUSTRIAL UNIT WITH TRADE COUNTER AND TWO ADJOINING WAREHOUSE UNITS
- 506.16 SQ M (5,448 SQ FT)
- GATED YARD
- GOOD LOCATATION



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Halifax, HX1 5BX

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Accommodation

The Total Approximate gross internal floor areas are:		
Trade Counter	1,056 Sq Ft	98 Sq M
Warehouse 1	1,643 Sq Ft	152.66 Sq M
Warehouse 1 First Floor	1,715 Sq Ft	159.36 Sq M
Warehouse 2	1,034 Sq Ft	96.05 Sq M
Total Approximate GIA	5,448 Sq Ft	506.16 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 £18,500.

Terms

The property is available To Let by way of a new Full Repairing & Insuring lease for a term to be agreed.

EPC

The property has been assessed with an EPC rating of - C71.

VAT

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

Legal Fees

Each party will be responsible for legal fee's incurred in any transaction.

Viewing

For more information please contact the sole letting agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 34787

Feb-18

Location

The property is located on Bedford Street North which can be accessed off the A58, via Pellon Lane. Pellon Lane is one of the main arterial routes from Halifax and within ½ mile of the Town Centre. Road communications are good with easy access to the main road network and the M62 motorway.

Description

The property briefly comprises a trade counter industrial unit benefitting from two further adjoining warehouses. All units can be accesses internally and benefit from solid floors, WC facilities and concertina security loading door access. There is a tarmac gated yard to the front elevation and on street parking is available.

Mains services are connected to the property to include three phase electricity, water and drainage. Please note these services have not been tried or tested and any interested party are advised to satisfy themselves as to their suitability and condition.

Rental

£16,000 Per Annum exclusive



Property House, Lister Lane, Halifax, HX1

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