

## TO LET

**Day Nursery Premises**  
**Soho Street/Queens Road**  
**Halifax**  
**Hx1 4DX**

- **Former Day Nursery Facility**
- **GIA: 2,773 Sq Ft (257.59 Sq M)**
- **Outdoor Play Area, Garden and Parking**
- **Suitable For D1 to Include: Clinic, Training and Educational Use**



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## Location

The property is situated along Soho Street in the West Central area of Halifax approximately 1 mile West of the Town Centre. Vehicular access is also available off Queens Road. Queens Road is a busy Local Centre with surrounding occupiers comprising a mix of retail, trade counter & residential uses with King Cross Local Centre in the wider vicinity.

## Description

The property briefly comprises a detached single storey former day nursery premises benefiting from entrance reception, a mixture of open plan and private accommodation, kitchen and w/c facilities.

The accommodation is finished to a good standard throughout with plastered and decorated walls, suspended ceilings incorporating modern lighting with a combination of various carpet and hard floor coverings.

Externally the property benefits from off-street car parking, covered outdoor play area and extensive garden area.

All mains services are connected to the property to include intercom, intruder alarm and gas central heating. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**£20,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Total Approximate GIA	2,773	257.59
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 purposes with a Rateable Value of £14,500.

## EPC

The property has been assessed as having an Energy Performance Certificate of C(55).

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years 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 more information or to book a viewing please contact the sole letting agent:

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

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Ref: 38198

Jan-19

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