

**51 Crown Street  
Halifax  
HX1 1JB**

**Rent £5,500  
per annum**



## TOWN CENTRE RETAIL PREMISES

**26.38m<sup>2</sup> (284ft<sup>2</sup>)**

**With Further Display/Storage Areas at 1<sup>st</sup> & 2<sup>nd</sup> Floors**

**54.14m<sup>2</sup> (583ft<sup>2</sup>)**

- Central location a short walk from the Broad Street Plaza Development
- Pay and Display car parking to the front
- Suitable for a variety of retail uses or alternative food uses, subject to obtaining the relevant planning consent.

## DESCRIPTION

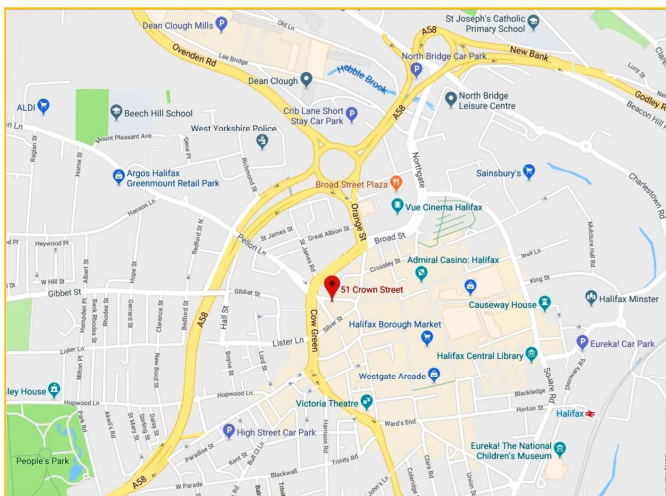
The property comprises a three storey inner terrace commercial building providing retail accommodation at ground floor level extending to 284ft<sup>2</sup> with a further 583ft<sup>2</sup> of display and storage areas at 1<sup>st</sup> and 2<sup>nd</sup> floor levels.

Crown Street links Commercial Street with Cow Green and accommodates a range of hair & beauty salons, public houses and takeaway/restaurant premises. It is within walking distance of Broad Street Plaza which accommodates TGI Fridays, a Vue cinema and Wetherspoons, in addition to being a short distance from pay & display car parking at Cow Green.

The premises would suit a variety of retail, office or food uses, subject to obtaining relevant planning consent, and provides relatively inexpensive town centre accommodation.

## LOCATION

Halifax is a large town within the Calderdale Local Authority having a population of 87,000 and Calderdale having a total population of 190,000. Halifax is a town having a tradition based on the textile industry which has now developed a diverse economy and has good communication links with the M62 motorway at Ainley Top, which is approximately three miles to the south.



## ACCOMMODATION

### GROUND FLOOR

Sales Area 26.38m<sup>2</sup> (284ft<sup>2</sup>)

### FIRST FLOOR

Sales/Storage Area 26.48m<sup>2</sup> (285ft<sup>2</sup>)  
WC

### SECOND FLOOR

Sales/Storage Area 27.68m<sup>2</sup> (298ft<sup>2</sup>)

### Total

80.54m<sup>2</sup> (867ft<sup>2</sup>)

## OUTSIDE

The property is street-lined to the front and has on-street pay & display car parking.

## RENT

£5,500 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2019/20). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Jonathan Uttley

[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.uk)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING: TBA

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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