

TO LET RETAIL/LEISURE UNIT

3,535 sq.ft to 7,452 sq.ft.

SOUTHGATE HOUSE WARDS END HX1 1DE

LOCATION

The property is located in Halifax Town Centre close to the Westgate Arcade and the Victoria Theatre. It is situated on Wards End, a busy inner ring road route on the edge of Halifax Town Centre, close to Lloyds Bank HQ.

The premises form part of Southgate House, a mixed retail, leisure and office scheme with existing occupiers including Dominos Pizza, J&K Floral Design, Pizza Hut and William Hill.

DESCRIPTION/ACCOMMODATION

The premises comprise a large unit currently arranged as a bar, as follows:-

Ground Floor	3,535 sq.ft.	328 sq.m.
Basement	3,917 sq.ft.	364 sq.m.

POTENTIAL USES

We understand the property benefits from a nightclub leisure use but may well be suitable to a variety of other uses, subject to planning.

Alternatively, the property could be combined with the basement and the adjacent unit.

TENURE

The property is to let by way of a new flexible lease on full repairing and insuring terms for a term of years to be agreed.



RENT

Floor	Rent pax
Ground	£20,000
Basement	£12,000

RATES

The property is assessed as follows:-

Description	Rateable Value	Approx. Rates Payable
Ground Floor	£19,000	£8,854
Basement	£20,750	£9,670

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents:-

Brackenridge Hanson Tate

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SUBJECT TO CONTRACT
updated 3rd July 2017

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