

TO LET PROMINENT ECONOMIC RETAIL UNIT WITH BASEMENT

11 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 which leads to the main pedestrian thoroughfares of Southgate and Commercial Street.

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

DESCRIPTION/ACCOMMODATION

The premises comprise a prominent ground floor retail unit with large basement which has potential for office use or storage accommodation, disabled access/toilet and full alarm system. The unit also benefits from a shared loading bay.

The property has the following dimensions and areas:-

Gross Frontage	5.32m	17'5"
Internal Width	4.78m	15'8"
Shop Depth	20.03m	65.8"
Ground Floor Sales	88.51 sq.m.	952 sq.ft.
Basement	36.96 sq.m.	398 sq.ft.



POTENTIAL USES

The property is suitable for a variety of uses, subject to planning, including retail, restaurant/café, training facility, health & beauty, medical.

RATES

We understand the property is assessed for rating purposes as follows:-

Rateable Value	£9,800
Rates Payable	£4,890 (estimated)

TENURE

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

RENT

£8,000 per annum exclusive.

VAT

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

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020

Ref: Mathew Halliwell - mathew@bht.uk.com

SUBJECT TO CONTRACT
July 2017

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com