Sharma Williamson

TO LET



The Wellness Centre
The Court House
Blackwall
Halifax
HX1 2QR

- Prestigious Grade II Listed building
- Variety of treatment rooms available from **9.3 sq m (100 sq ft) to 65.0 sq m (700 sq ft)**
- On site car parking available
- Rent: From **£8,760 pax**

www.sharmawilliamson.co.uk T: 01274 759955

Sharma Williamson

01274 759955
www.sharmawilliamson.co.uk
info@sharmawilliamson.co.uk

SITUATION

The property is situated on Harrison Road within Halifax Town Centre having close proximity to many major occupiers including Lloyds Retail Banking Headquarters, the Leeds Becket University Business Centre and Eureka! The National Children's Museum. The property is also located within walking distance of the Grade I* Listed Piece Hall which has benefited from significant tourism influx into the town attracting over 3 million visitors per year. Good transport links exist with Leeds City Centre within 15 miles (30 mins by train). Manchester within 20 miles (40 mins by train) and London Kings Cross 2 hours by train.

PROPERTY/ACCOMMODATION

The property briefly comprises a prestigious Grade II Listed former Magistrates Court Building of traditional stone construction which is in the process of be sub-divided to provide a range of accommodation considered suitable for wellness uses, subject to the relevant planning approvals required. The space will be newly refurbished to an excellent specification featuring many modern features such as LED lighting, paint and plaster walls along with wipe-able surfaces for excellent hygiene standards. The suites will benefit from shared WC and kitchenette facilities within the Wellness Centre.

The accommodation provides the following approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor	46.4	499
First Floor	65.0	700
TOTAL AREA	**111.4**	**1199**

Outside

Externally the Wellness Centre benefits from direct access from Carlton Street and a substantial secured private car park

RATING

The property will be assessed for rating purposes upon application.

RENT

Suite 2: **£730 pcm**
Suite 19/20: **£875 pcm**

LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

As the building is Grade II Listed, no EPC is required.

VIEWING

By contacting the joint letting agents :
Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Walker Singleton
Ref: Yasmin Lee
Tel: 01422 430026
Email: yasmin.lee@walkersingleton.co.uk

Updated: September 26

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RICS

Sharma Williamson

01274 759955
www.sharmawilliamson.co.uk
info@sharmawilliamson.co.uk








Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RICS