Sharma Williamson

TO LET



Permanent Buildings
40 Commercial Street
HALIFAX
HX1 1BE

- Large open plan retail unit in Halifax Town Centre extending to **7134 sq ft (663.0 sq m)**
- Iconic building with ornate retail frontage, formerly a Building Society.
- Busy location.
- Potential to split.
- Rent: **Upon Application**

www.sharmawilliamson.co.uk T: 01274 759955

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

SITUATION

The property is situated along Commercial Street in Halifax Town Centre within close proximity to major occupiers including Lloyds Retail Banking Headquarters, Harveys of Halifax and the Leeds Beckett University Business Centre. 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 premises comprise the historic former Halifax Building Society No. 001 Branch with extensive frontage onto Commercial Street and return frontages onto Alexandra Street and King Edward Street in Halifax Town Centre. The property benefits from an attractive marble façade with inspired Greek Doric pillars with large double doors to the main frontage. A full refurbishment programme has been scheduled to provide the potential for a bespoke fit-out for the incoming tenant. Alternatively, the space can be provided at a shell and core finish awaiting a tenant's fit-out. The retail unit is also able to be split into two retail units. Ancillary basement stores are also available.

The premises provide the following approximate floor areas:

	Sq. m.	Sq. ft.
Unit A	368.0	3960
Unit B	295.0	3174
TOTAL AREA	**663.0**	**7134**

RATING

The property will be assessed for rating purposes upon application.

RENT

Rent upon application

LEASE

The property is available to let upon a new 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **B** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint agents:

Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Walker Singleton
Tel: 01422 430022
Email: yasmin.lee@walkersingleton.co.uk
piers.fisher@walkersingelton.co.uk

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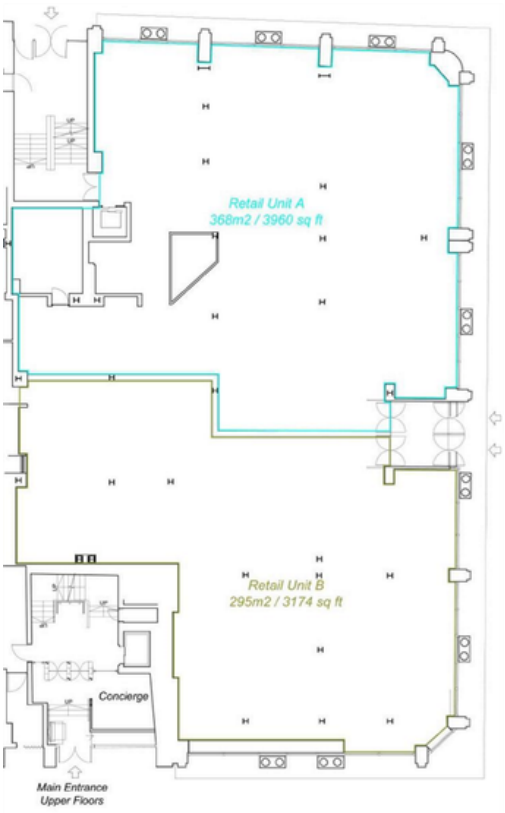

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RICS