



**26A Westgate
Westgate Arcade
HALIFAX
HX1 1DJ**

- Located in the popular Westgate Arcade in Halifax Town Centre
- Well presented first floor accommodation extending to **133.7 sq m (1,439 sq ft)**
- Within walking distance of the main bus and train stations.
- Rent: **£15,000 pa**

SITUATION

The Westgate Arcade is located in the centre of Halifax opposite the busy Piece Hall and is set within convenient walking distance from the bus station and the train station. Excellent parking facilities are available within close vicinity.

PROPERTY/ACCOMMODATION

The property briefly comprises the first floor of a stone-built building in the heart of The Westgate Arcade, Halifax Town Centre. The accommodation is well presented and has most recently been used as a beauty salon with a number of individual treatment rooms. The property benefits from paint & plaster walls, a suspended ceiling with inset lighting, as well as W/C and kitchen facilities and is considered to be suitable for a variety of uses falling under Use Class E.

The premises provide the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
First Floor	133.7	1,439

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Authority:	Calderdale Council
Description:	Shop & Premises
Rateable Value (2026):	£10,750

Please click on the link below to obtain an estimate of the annual Business Rates payable :
<https://www.gov.uk/calculate-your-business-rates>

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£15,000 per annum exclusive Subject to Lease, plus VAT—if appropriate.

LEASE

The property is available to let upon an effective 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—if applicable.

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 letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton

Ref: Yasmin Lee

Tel: 01422 430026

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Tel: 01422 430026

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June 26



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