



**17 King Edward Street
HALIFAX
HX1 1BW**

- Ground floor retail unit of **151.2 sq m (1,636 sq ft)** with ancillary basement storage of **77.0 sq m (829 sq ft)**
- Excellent Town Centre location
- **Rent: £12,000 pa**
- Suitable for various uses

SITUATION

The property is located in the heart of Halifax Town Centre on King Edward Street with the bus station and train station a convenient walk away.

Local occupiers include a Lloyds Bank, Tesco and Mitchell & Butlers pub, and the popular Westgate Arcade is closeby.

Pay & display on street car parking is available closeby.

PROPERTY/ACCOMMODATION

The property briefly comprises the ground floor retail unit with large display windows set over 2 floors with ancillary storage located in the basement. Kitchen and WC units are located at the rear of the unit.

A full refurbishment programme has been scheduled to provide air conditioning, new W/C's and benefitting from paint and plaster walls, suspending ceilings with inset lighting, kitchen facilities and new carpeting throughout. The premises provide the following approximate accommodation:

	Sq. m.	Sq. ft.
Ground Floor	74.9	807
Basement	77.0	829
TOTAL AREA	151.9	1636

RATING

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

Authority:	Calderdale
Description:	Shop & Premises
Rateable Value (2026):	£6,300

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

£12,000 per annum exclusive Subject to Lease, plus VAT.

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

We are advised that VAT will be charged at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton

Ref: Piers Fisher

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