



**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**

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 Beckett 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.
Suite 2	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

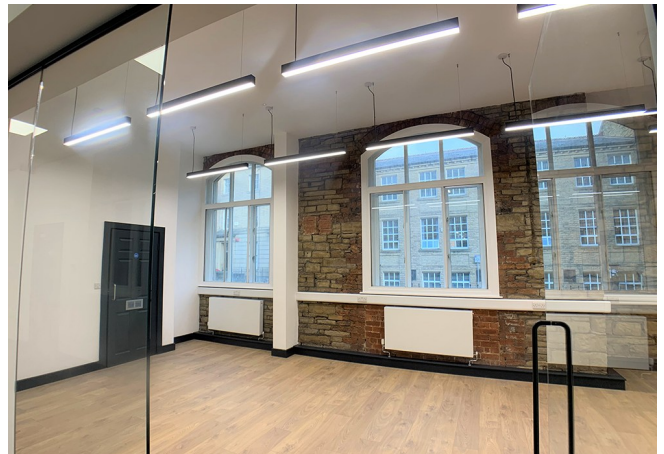
Ref: Yasmin Lee

Tel: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

July 26





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