



**16 Alexandra Street
HALIFAX
HX1 1BS**

- Predominantly open plan double fronted retail unit extending to **266.7 sq m (2871 sq ft)** plus additional useful mezzanine floor of **32.8 sq m (353 sq ft)**
- Set in Halifax Town Centre close to all main amenities
- Rent: **£18,000 pax**

SITUATION

The property is located in the heart of the Halifax Town Centre on Alexandra St, near the very popular Westgate Arcade. The Westgate Arcade is one of the main shopping districts within the Town Centre being ideally located within close proximity to the Piece Hall and Square Chapel theatre.

PROPERTY/ACCOMMODATION

The premises briefly comprises a double fronted open plan office/retail unit situated within the historic Permanent Buildings at the top of the Westgate Arcade Shopping Centre in Halifax Town Centre.

The property will be provided in a shell condition with new glazed frontages onto Alexandra Street. The mezzanine floor provides additional retail space. Ancillary basement storage is also available.

The premises provide the following approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor	233.9	2518
Mezzanine	32.8	353
TOTAL AREA	266.7	2871

RATING

The property will be assessed for rating purposes upon application.

RENT

£18,000 per annum exclusive Subject to Lease, plus VAT—if appropriate.

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—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 agents:

Sharma Williamson

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