

To Let

Upon instructions of a private client

**LANDWOOD
GROUP**



TO LET - First Floor, 18 – 20 Rawson Street, Halifax HX1 1NH

Former Beauty Salon Premises

- Suitable for a variety of uses (STPP)
- LGIA: 87 sq.m (937 sq.ft)

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Location

The property is situated on Rawson Street, within Halifax Town Centre, having frontage and access from the main road. The property is ideally located with surrounding occupiers including Harveys Department Store, Lloyds Retail Banking Headquarters,

The Victoria Theatre and the Alibi Bar & Restaurant are situated adjacent.

Description

The property comprises a well situated, first floor former beauty salon briefly comprising 5 private treatment rooms, a patient waiting area, two WC's and a kitchen.

The internal finish comprises mainly carpeted flooring throughout, and there is the ability to alter the internal layout by the removal of partitioning.

The space would suit a number of different uses and have previously been offices. Parties would need to make the relevant enquiries with the planning department at Calderdale.

The unit has its own private access from Rawson Street. The ground floor unit is currently let and is not included within the letting.

Accommodation

The gross internal area is as follows:

	Sq.Metres	Sq.Feet
18 Rawson Street	44.07	474
20 Rawson Street	42.97	462
Total	87.04	936

Estate Agents Act Declaration

We hereby disclose that there is a personal interest in the letting of part of this property.

Terms

The premises are available to let by way of a new effective full repairing insuring lease for a number of years to be agreed.

EPC

To be advised.

VAT

The rental figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Rental Price

£6,000 per annum exclusive

Rateable Business Rates

The property has been assessed for uniform business rates with a rateable value of £6,300.

Viewings

Strictly by appointment.

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