



First floor 18-20 Rawson Street,
Halifax, HX1 1NH

TO LET- £6,000p.a

**FORMER BEAUTY SALON / ART
GALLERY PREMISES. SUITABLE FOR A
VARIETY OF USES (STP)**

CONTACTS

Richard Parkinson

T: 0161 967 0122

E: Richard.parkinson@landwoodgroup.com

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, situated adjacent.

DESCRIPTION

The property comprises a well situated, first floor former art gallery and beauty salon briefly comprising 5 private treatment / display 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 of the planning department at Calderdale.

ACCOMMODATION

The gross internal area is as follows:

18 Rawson Street- 44.07m²

20 Rawson Street- 42.97m²

Total- 87.04m² / 936sq.ft.

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.

ESTATE AGENT ACT DECLARATION

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

BUSINESS RATES

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

VAT

All figures quoted are exclusive of VAT.

EPC

Tbc.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE

RICHARD PARKINSON

Partner

T: 0161 967 0122

E: richard.parkinson@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW