



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**

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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, 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- 44.07m<sup>2</sup>

20 Rawson Street- 42.97m<sup>2</sup>

**Total- 87.04m<sup>2</sup> / 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.

[CONTACT US TO ENQUIRE](#)

## RICHARD PARKINSON

Partner

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## 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.

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