

## TO LET

### Unit 4

Akroyd Place  
Halifax  
HX1 1YH

- Ground floor multi-purpose unit
- Established town centre location
- Suitable for a variety of uses subject to planning permission
- 275.17m<sup>2</sup> (2,962 sq ft)



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## Location

The property is situated on Akroyd Place within Halifax Town Centre. Akroyd Place is accessed off Orange Street, which leads directly on to the busy North Parade. The dual carriageway known as Burdock Way overlooks Akroyd Place and is the main road into Halifax Town Centre via the A58.

## Description

The property comprises part of the ground floor of the larger four storey mill complex, Akroyd Mill, which is split into several commercial units. Other occupiers include the Elsie Whiteley Dance School and the Body Station Gymnasium. The premises are currently undergoing refurbishment works and provide good quality open plan ground floor space which is considered good for a variety of uses to include leisure, studio, office and all types of retail, subject to all necessary consents. Drive-in access to the unit is provided by a steel roller shutter door off Akroyd Place and a separate personnel door also accessed off Akroyd Place. The premises benefit from a timber floor throughout, fluorescent strip lighting, good natural lighting and good frontage overlooking the Broad Street car park which forms part of the major Broad Street development scheme comprising a mixed retail, residential and leisure complex.

## Accommodation

The total approximate gross internal floor area is:

<b>Unit 4</b>	<b>275.17m<sup>2</sup></b>	<b>2,962 sq ft</b>
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NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

## Services

We understand that property benefits from all mains services to include a 3-phase electricity supply, gas, water and mains drainage.

Please note none of these services have been tried or tested and therefore left to interested parties to satisfy themselves as to their condition and suitability.

## Business Rates

The property requires re-assessment for Business Rates.



## Terms

The premises are available To Let on a new full repairing and insuring lease for a term of years to be agreed.

## Rental

**£7,500 per annum exclusive**

## VAT

The rental quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

## Legal Fees

The ingoing tenant is to be responsible for both parties legal fees incurred in any transaction.

## Viewing

For further information and viewing arrangements please contact:

**Robin Hanson**

Direct Line: 01422 430029

E-mail: robin.hanson@walkersingleton.co.uk

Ref: 28868

**WalkerSingleton**  
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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