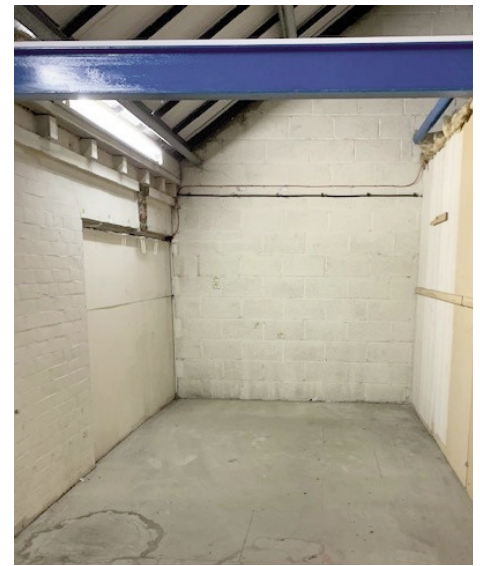


18 King Edward Street, Halifax HX1 1BW



SUBSTANTIAL RETAIL PREMISES FOR SALE OR TO LET

Totalling 4,000 ft² (371 m²)



Situation:

The premises are located with extensive frontage to Kind Edward Street, midway between Southgate and Commercial Street. Other major occupiers include Halifax BS, Santander, Barclays, Cash Converter, The Duke of Wellington PH and bus stops.



EPC:

Available on request

Freehold Price:

£325,000

Leasehold:

A new 5 year FRI Lease at rental £27,500 pa

Legal Costs:

Each Party to be responsible for payment of their own legal costs.

VAT:

We understand the property has been elected for VAT

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

John G. Fifield FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723 522

SUBJECT TO CONTRACT

JGF/JRB/OCT22

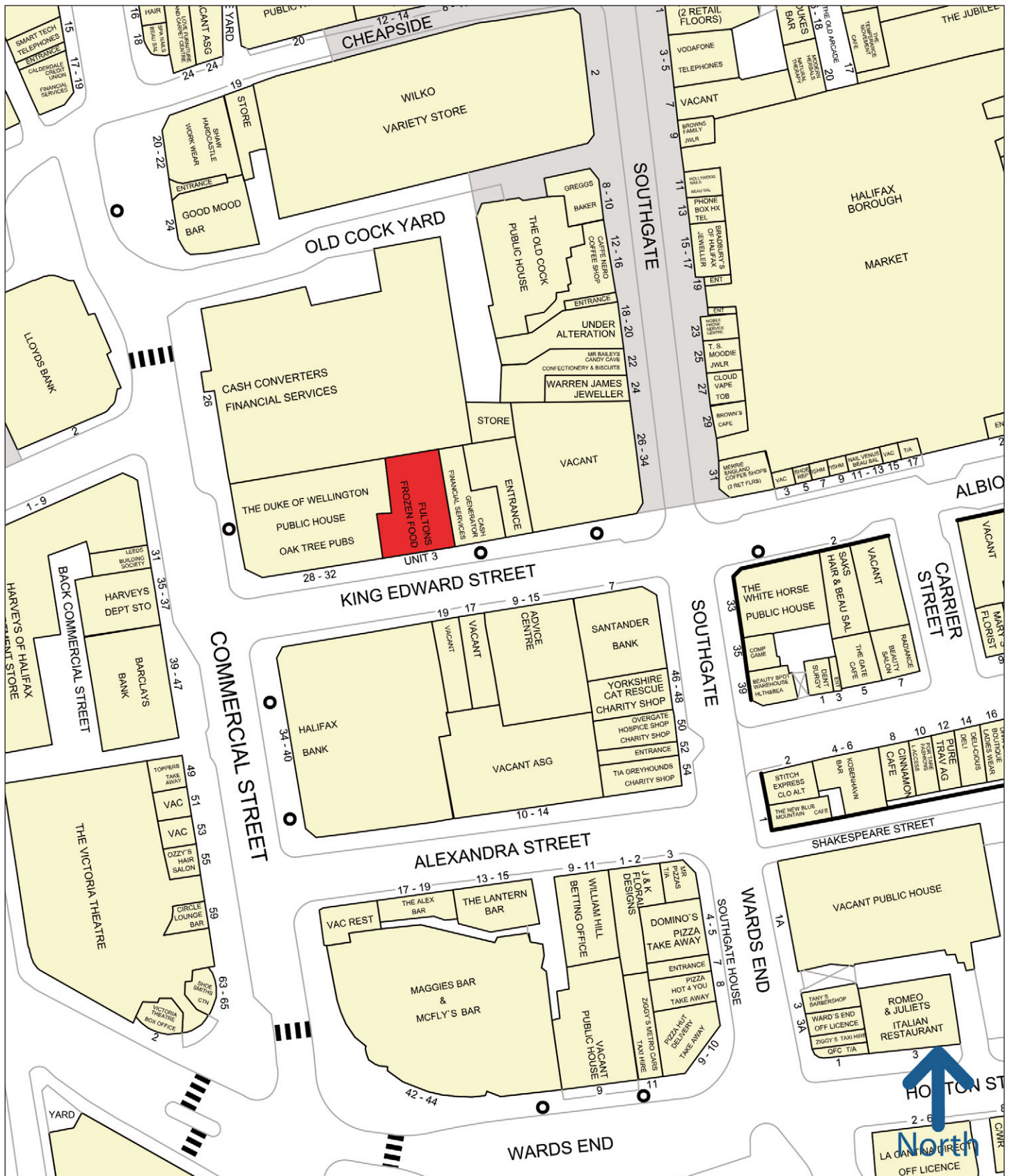
Accommodation:

Gross Frontage	45'9"	(13.94m)
Internal Width	43'9"	(13.37m)
Shop Depth	58'3"	(17.73m)
Built Depth	58'3"	(17.73m)
GF Sales	2,167 sf	(201m ²)
FF Storage	1,835 sf	(170.5m ²)
Kitchens/WC		

Rateable Value:

£26,211

Rate in the £ 2022/2023 49.9p



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