



4 Rawson Street

Halifax, HX1 1NH

RETAIL UNIT

377 sq ft

(35.02 sq m)

- Good location
- Suitable for a number of uses (STP)
- Set within a period building



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Summary

Available Size	377 sq ft
Rent	£12,500 per annum
Rateable Value	£5,900 Rates payable £0
VAT	Not applicable. This property is NOT VAT elected.
EPC Rating	E (114)

Description

4 Rawson Street comprises a ground floor, former salon set within a Victorian property. Internally the sales area is open plan benefiting from w/c and kitchenette.

Location

The building is located in the centre of Halifax, this popular independent shopping destination benefits from a mixture of independent retail and leisure occupiers. Occupiers located nearby are predominantly independents with a number of nationals such as Nationwide, Barclays and Cash Converters.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £12,500 per annum exclusive of rates, services, service charge, insurance and any other outgoings.

Planning

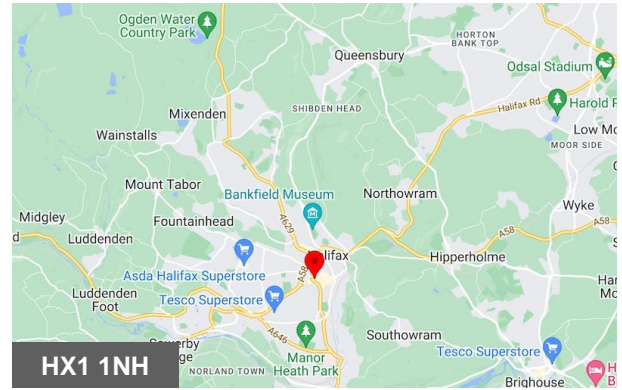
The property currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

EPC

Rated E. Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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