

QUALITY AT THE HEART OF HALIFAX

Permanent Buildings. An outstanding character building, built during the reign of Queen Victoria in the flourishing industrial township of Halifax. Become a part of history by taking unique space in this iconic building, and let your business flourish.



TO LET

17 -19 KING EDWARD STREET
HALIFAX
WEST YORKSHIRE
HX1 1BW

GROUND FLOOR RETAIL UNIT
- OPEN PLAN RETAIL UNIT
- ANCILLARY BASEMENT STORAGE
- 1,194.00 SQ FT (110.90 SQ M)
- POTENTIAL TO SPLIT

Halifax beautifully mirrors the diverse, vibrant, and engaging culture of Calderdale, a rich tapestry that weaves its way through every facet of our region, enriching our surroundings with its colorful vibrancy and energetic spirit.

A VIBRANT

Piece Hall

A 17C CLOTH HALL WITH OVER 2.7 MILLION VISITORS A YEAR

Culture

'DEAN CLOUGH' NATIONAL CENTRE FOR THE ARTS, EUREKA NATIONAL CHILDREN'S MUSEUM

Television

A LOCATION FOR TOP TV DRAMA AND FILM - HAPPY VALLEY, GENTLEMAN JACK, LAST TANGO IN HALIFAX

Architecture

A TOWN FULL OF STUNNING GRADE I AND GRADE II LISTED HERITAGE

Music

ATTRACTS MAJOR ARTISTS AND HAS A THRIVING GRASSROOTS MUSIC SCENE

Independent

THE WESTGATE QUARTER BUSTLES WITH LOCAL INDEPENDENT BUSINESS

TOWN



KING EDWARD ST

LOCATION

The property is located off King Edward Street in Halifax Town Centre.

Neighbouring occupiers include Lloyds Banking Group, Mitchells & Butlers Pubs, Tesco and the popular Westgate Arcade. The newly refurbished bus and train station are within 8 minutes walk of the premises.

Pay and Display street parking is available on the surrounding streets and there are over 200 off street P & D car parkings bays within a 5-minute walk.

Reserved parking spaces are also available to rent at £75.00 per month excl.

DESCRIPTION

The premises is set over two floors with the ground floor offering large display windows. Kitchen and WC units are located at the back of the unit.

The basement comprises a large open space perfect for storage/staff/kitchens etc.

A full refurbishment programme has been scheduled to provide air conditioning, new W/C's, suspended ceilings with inset lighting, kitchen facilities and new carpeting throughout.

An inspection of this property is highly recommended.

Mains electric, water, and drainage are available.

| UNIT * | MSQ | SQ FT |
|-------------------------|--------------|-------------|
| 1 Ground | 74.97 | 807.00 |
| | Basement | 77.01 |
| 2 Ground | 52.95 | 570.00 |
| | Basement | 57.97 |
| Total GIA approx | 262.9 | 2767 |

**Option to let as a whole or split into two.*

PLANNING

Suitable for a variety of uses.

RATEABLE VALUE

To be assessed upon occupation.

EPC

To be assessed following refurbishment.

TERMS

The premises are offered on terms to be agreed dependent upon the level of fit out required.

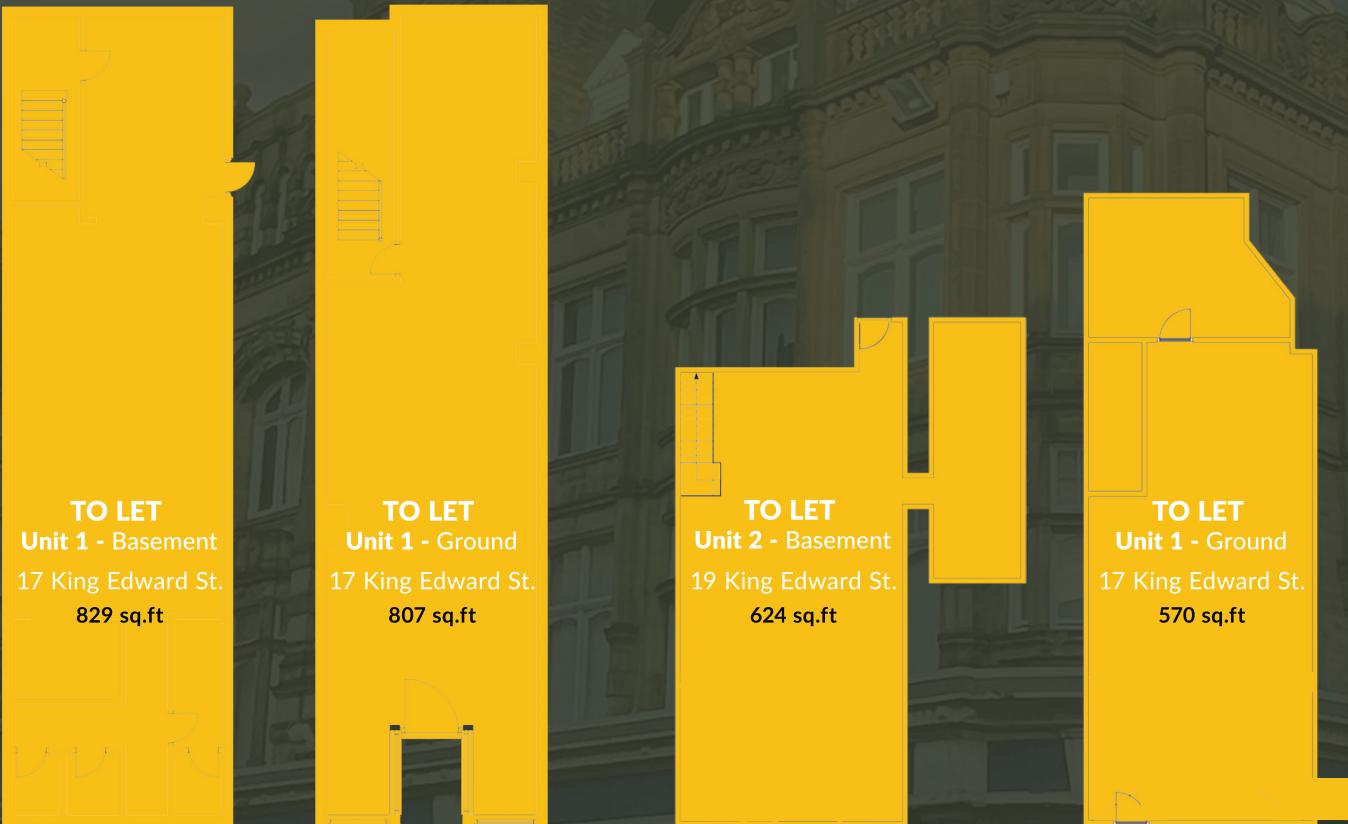
VAT

The rentals quoted are exclusive of VAT.

LEGAL FEES

Each party to pay their own legal fees.





Unit 1 - 17 King Edward St.

Unit 2 - 19 King Edward St.

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|-------------------------|--------------|-------------|
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| 2 | Ground | 52.95 |
| | Basement | 57.97 |
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PLANS



A GREAT PLACE FOR BUSINESS

- CLOSE TO J24 OF THE M62 MOTORWAY, WITHIN 30 MINUTES OF THE M606, M621 AND M1.
- DIRECT TRAIN SERVICES TO BRADFORD (15 MINS), LEEDS (30 MINS), MANCHESTER (45 MINS) & LONDON.
- LOCATED ON THE BORDER BETWEEN THE LEEDS AND MANCHESTER CITY REGIONS WHERE 5.5 MILLION PEOPLE WORK AND LIVE.
- £250M OF INWARD INVESTMENT SINCE 2018 INTO MAJOR INFRASTRUCTURE PROJECTS INCLUDING A NEW RING ROAD BUS AND TRAIN STATIONS, LEISURE CENTRE, LIBRARY, CHILDREN'S MUSEUM, HERITAGE ASSETS AND OFFICE SPACES
- HOME TO THE GRADE 1 LISTED 'PIECE HALL' - A NATIONAL AND INTERNATIONAL EVENTS SPACE, THE NATIONAL CHILDREN'S MUSEUM AND DEAN CLOUGH CENTRE FOR THE ARTS.

WE WORK WITH YOU...



As conscientious developers and landlords our mission is to create first class, convenient and competitively priced accommodation for businesses. We hope to create something special for you at Permanent Buildings.

CONTACT

To arrange an accompanied viewing
please call our friendly team:

Nick or Eleanor

O & C Management Services

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nick.holdsworth@oandcmanagement.com

eleanor.smith@oandcmanagement.com

Property Misdescriptions Act 1991: Every reasonable effort has been made by O&C Estate Agency and O&C Management Services to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. **Misdescriptions Act 1967:** O&C Estate Agency and O&C Management Services, for the vendor(s) or lessor of this property whose agents they are, give notice that: **1.** These particulars do not constitute an part of an offer or contract. **2.** None of the statements contained in these particulars as to the properties are to be relied upon as statements of representations of fact.

otherwise as to the correctness of each of the statements contained in these particulars. **4.** The vendor(s) or lessor(s) do not make or give and neither O&C Estate Agency, O&C Management Services or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. **5.** None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and not warranted to be in working order.

Finance Act 1989: Unless otherwise stated, all prices are quoted exclusive of VAT.