

TO LET

**UNIT 2
CROFT MILL
ALBERT STREET
HEBDEN BRIDGE
HX7 8AH**

- Ground floor retail/ office unit
- Located in Hebden Bridge town centre
- 557 Sq Ft (51.75 Sq M)
- Finished to a modern standard



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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	557 Sq Ft	51.75 Sq M
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £7,700.

EPC

The property has been assessed with an EPC rating of C-64.

Terms

The unit is available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to book a viewing please contact the Sole Letting Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 33555

Apr-19

Location

The property is situated in the market town of Hebden Bridge which is serviced by the A646 Burnley Road. Main road communications exist with Halifax to the East and Todmorden to the West which both link to the M62 Motorway.

Description

The property comprises part of the ground floor of a three storey stone built mill conversion located on Albert Street in the centre of Hebden Bridge.

The available unit is configured to offer an open plan sales area with a partitioned office to the rear along with separate kitchenette and WC facilities. The unit is finished to a modern standard having paint and plastered walls throughout, linoleum floor coverings and a suspended ceiling with integrated lighting.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Rental

£6,500 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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