

HALIFAX HX1 1DL 7 SOUTHGATE PRIME SHOP TO LET



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

The premises occupy a prime trading location adjacent to **Vodafone**, with other nearby retailers including, **Greggs, Wilko, Caffè Nero, Burton & Dorothy Perkins**. In addition, the property also sits close to **Halifax Borough Market**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on basement, ground, first, second & third floors, having the following approximate dimensions and floor areas:

Gross Frontage	26 ft 1 in	6.58 m
Internal Width	17 ft 1 in	5.22 m
Shop Depth	66 ft 11 in	20.39 m
Ground Floor	1,495 sq ft	138.9 sq m
Basement	1,006 sq ft	93.48 sq m
First Floor	1,460 sq ft	135.7 sq m
Second Floor	1,673 sq ft	155.4 sq m
Third Floor	1,411 sq ft	131.1 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£30,000 per annum exclusive** of rates, service charge & VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

SUBJECT TO CONTRACT



RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£38,000
UBR 20/21	£0.499p

We understand there is 100% business rates relief until 31st March 2021 for eligible occupiers.

Interested parties should make their own enquiries to the local authority to verify this information.

EPC

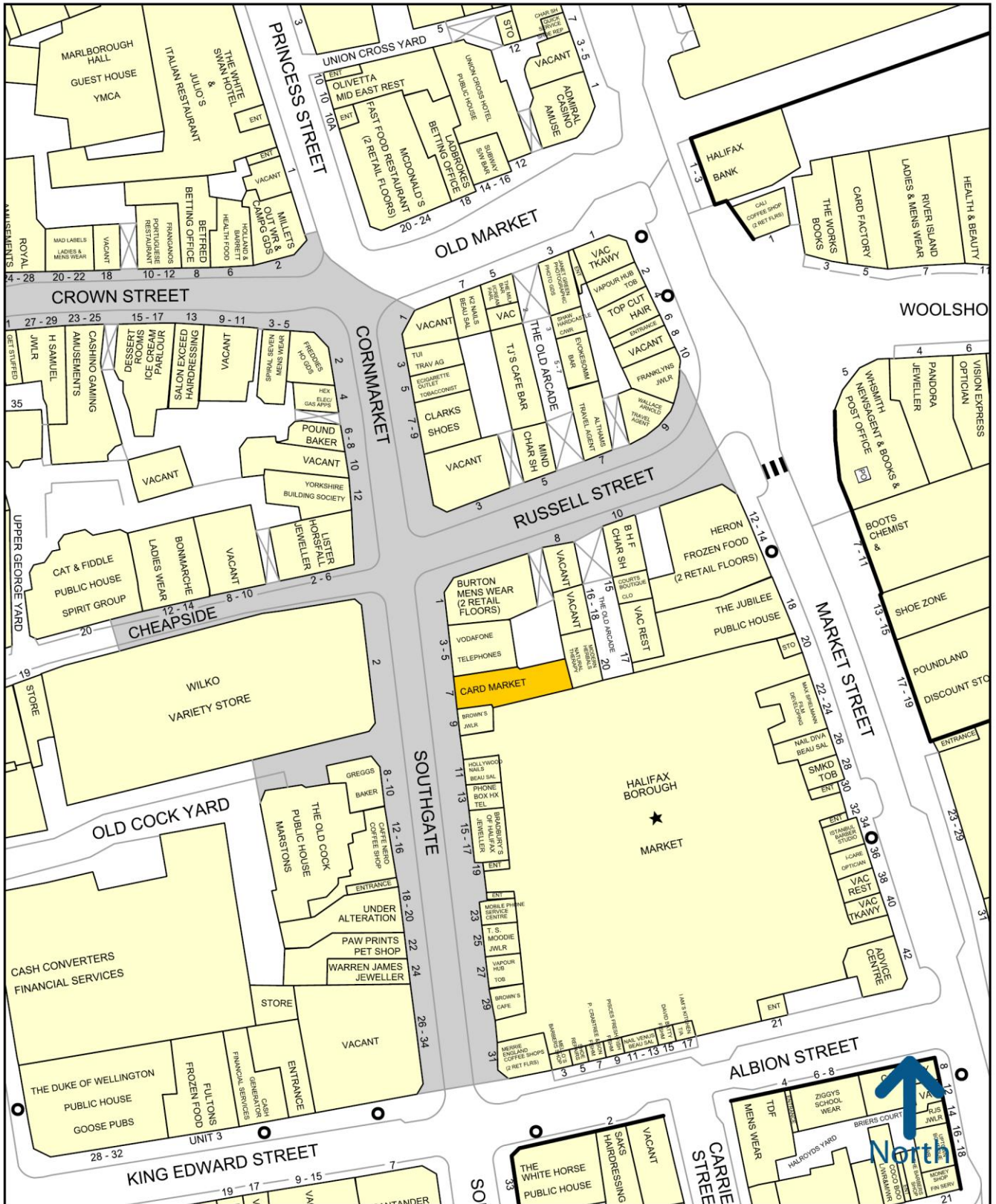
A copy of the EPC can be provided upon request.

VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Jack Brown 020 7908 7032
jack@hrhretail.com

Tim Hance 020 7908 7031
tim@hrhretail.com



Experian Goad Plan Created: 31/07/2020
Created By: HRH Retail

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

Harmer Ray Hoffbrand LLP is a Limited Liability Partnership, registered in England and Wales, registered No. OC318359 at the address overleaf.