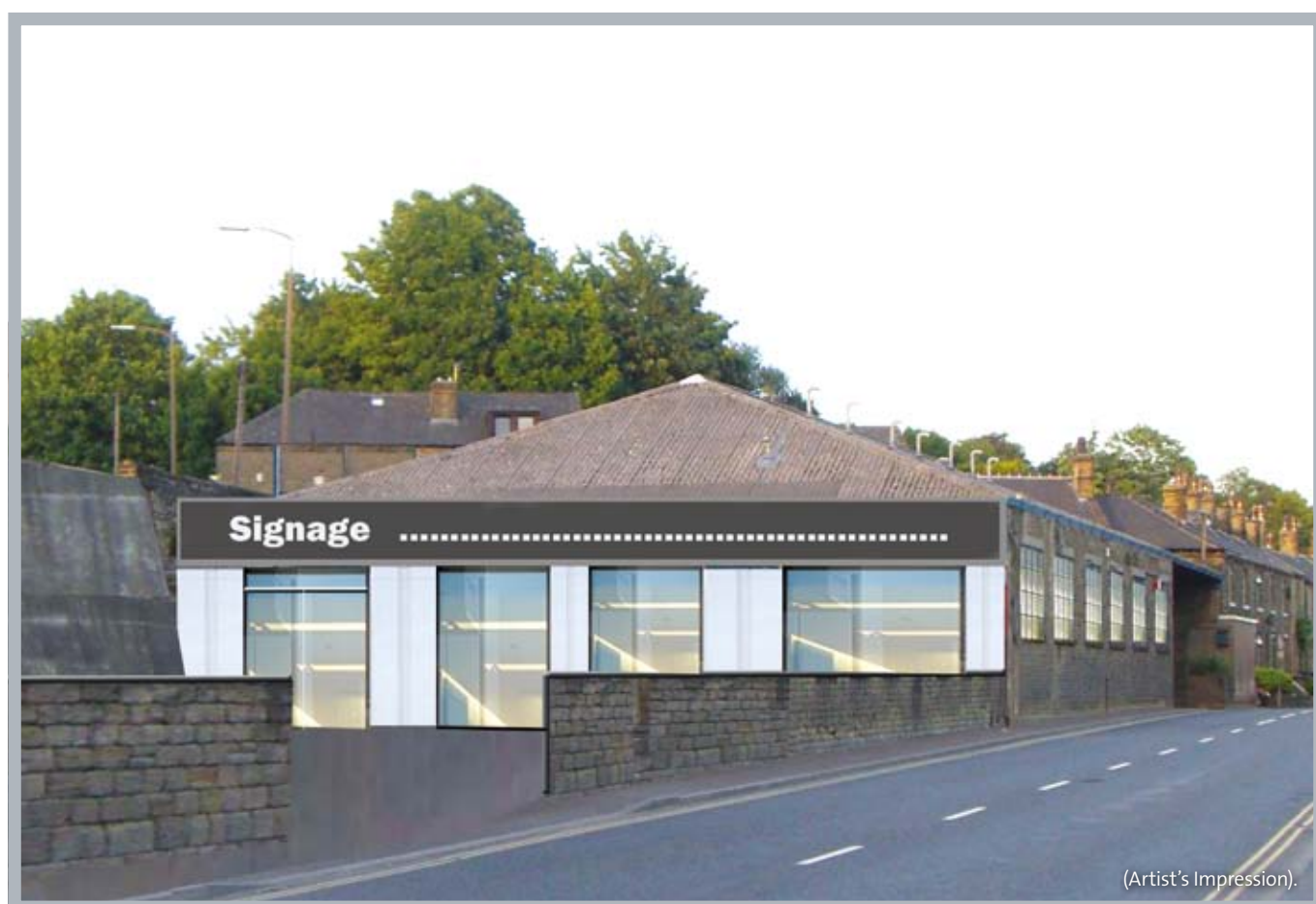


TO LET

Unit 4 Robin Hood Works

Wakefield Road
Brighouse
HD6 1PE

- To be refurbished
- Retail unit with open A1 planning consent
- 827.47m² (8,906 sq ft) gross
400m² (4,305 sq ft) net (retail area)
- Parking for 14 cars



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Location

The property is prominently positioned off the busy A644 Wakefield Road within Brighouse approximately ¼ of a mile from the Town Centre. Excellent main road communications exist with Junction 25 of the M62 Motorway located approximately 1 mile to the east via Wakefield Road.

Description

The property comprises of a detached single storey brick built building which benefits from loading access directly from Wakefield Road via an electrically operated roller shutter door or alternatively a loading door access from car parking forecourt.

Internally the unit comprises retail warehouse accommodation with solid concrete floor, sodium lighting, minimum internal height of 4.29m, w/c and kitchen facilities.

The property will be refurbished to suite an occupiers requirements and to satisfy Planning Conditions. The car park access will be improved from Wakefield Road.

Externally there is car parking within the shared yard to the front of the unit for 14 cars.

Accommodation

The total approximate gross/net internal floor areas are:

Gross Floor Area	827.4m ²	8,906 sq ft
Net Retail Area	400m ²	4,305 sq ft

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

Planning

Planning Consent was granted subject to conditions on 5th February 2008 for alterations and change of use from warehouse to form retail store with warehouse and office (Ref 07/02536/FUL). Planning Decision Notice available on request.

Services

We understand that all mains services are connected to the property to include a 3-Phase electricity supply.

Ref: 29110.21.06.10



Property House, Lister Lane, Halifax, HX1 5AS



Business Rates

The property has the following entry under the non-domestic Rating List (2010) for the billing Authority of Calderdale.

Rateable Value – £14,750

(To be reassessed following change to retail use).

Current Rate Payable in the Pound for the year 2010/11 is 40.7p.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rental

On Application

Legal Fees

Both parties to be responsible for their own legal costs.

Viewing

For further information and viewing arrangements please contact:

David Heap

Direct Line: 01422 430020

E-mail: david.heap@walkersingleton.co.uk

Or

Oliver Benson

Direct Line: 01422 430028

E-mail: oliver.benson@walkersingleton.co.uk

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