

Walker Singleton

TO LET

3 Bridge Gate
Hebden Bridge
HX7 8EX

- Prominent Roadside Frontage
- Retail Unit In Hebden Bridge
- 1,952 Sq Ft (181.34 Sq M)
- Suitable for a Variety of Uses (STPP)



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Hebden Bridge
HX7 8EX**



Location

The property is set on Bridge Gate in the centre of the popular market town of Hebden Bridge set within the Calder Valley. Surrounding occupiers include a mix of independent retail, leisure and residential uses. Hebden Bridge itself is a popular tourist destination and lies approximately 7 miles west of Halifax alongside the Rochdale Canal and River Calder within the Metropolitan Borough of Calderdale.

Description

The premises briefly comprises a retail unit set in the heart of Hebden Bridge Town Centre within a prominent position by the main Bridgegate and New Road crossroads.

Set out over three floors, the property benefits from an open plan retail area featuring a large frontage onto New Road, wood effect flooring, paint and plaster walls, a suspended ceiling with inset lighting, AC comfort cooling, fire alarm system, WC with WB and disabled WC. The upper floors provide ancillary storage accommodation for the retail unit below.

Mains services connected to the premises include 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

Year 1 - £19,500 Per Annum Exclusive

Year 2 - £23,000 Per Annum Exclusive

Year 3 - £26,000 Per Annum Exclusive

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Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	712	66.13
First Floor	581	54.01
Second Floor	659	61.20
Total approximate NIA	1,952	181.34

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 £17,750.

EPC

The property has been assessed with an EPC rating of C (60).

Terms

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

VAT

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

Legal Fees

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

Viewing

For more information or if you wish to arrange a viewing, please contact the Joint Letting Agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Joint Agent:

AWS Chartered Surveyors

Robert Wright

0113 235 1362

Ref: 41290 Date: Aug-25



Walker Singleton
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