

# Walker Singleton

## TO LET

D Mill Courtyard 3  
Dean Clough  
Halifax  
HX3 5AX

- RETAIL UNIT FRONTING D MILL COURTYARD, DEAN CLOUGH
- 312 SQ FT (28.98 SQ M)
- CHARACTERFUL ACCOMMODATION
- PLENTIFUL ON-SITE CAR PARKING



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## Location

Dean Clough is located on the edge of Halifax town centre with excellent transport links to Leeds, Manchester and London. More than ever before people are choosing Halifax as the place they want to invest, live, work and learn and spend their leisure time. Business growth, job opportunities, affordable land and property, and a thriving arts and culture scene are just some of the reasons why.

## Description

The property briefly comprises a retail unit with split level accommodation, located along D mill Courtyard within the Dean Clough complex, close to Halifax Town Centre.

The retail unit is well presented and offers characterful accommodation with exposed stone walls, part tiled walls, wooden flooring, vaulted ceiling with decorative lighting, frontage onto D Mill courtyard and a glass entrance door allowing lots of natural light into the unit. The accommodation would be ideal for an independent retailer, with other occupiers along D Mill Courtyard including Stod Fold, Revive Wellness Club, Storeys Hairdressers and Dot the Jewellers.

Other facilities on site include The Viaduct Theatre, Royal Mail post office, bars, cafes & restaurants, Totspot day nursery and plentiful on-site car parking.

## Rental

**£6,864 Per Annum Exclusive**

## Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate NIA</b>	<b>312</b>	<b>28.98</b>

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 £3,400. The ingoing occupier may qualify for 100% business rates relief.

## EPC

Available on request.

## 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 further information or should you wish to arrange a viewing, please contact the sole letting agents:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: DC

Date: Dec-24



**Walker Singleton**  
[walkersingleton.co.uk](http://walkersingleton.co.uk) | 01422 430000

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