

Halifax

35-37 Market Street

To Let - Subject to Vacant Position



Location

The property is located in Halifax, 17 miles southwest of Leeds and 8 miles southwest of Bradford, situated on Market Street in the town centre.

The unit occupies a prominent high street location, adjoining the Woolshops Shopping Centre. Retailers trading from Market Street include Tesco, Boots, WH Smith, Shoezone, Savers and Coral.

Accommodation

The property is arranged over ground floor, providing the following approximate floor area:

Ground Floor Sales: 1,925 sq ft 174 sq m
First Floor: 545 sq ft 51 sq ft

Tenure

The property will be available by way of an effective full repairing and insuring lease on negotiable terms.

Rent

£65,000 per annum exclusive

Service Charge

The service charge for the current year is £2,375.95 per annum.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£7,000
Rates Payable (2018/19)	£27,115

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

C - 75

Viewing & Further Information

Strictly by prior arrangement only with:

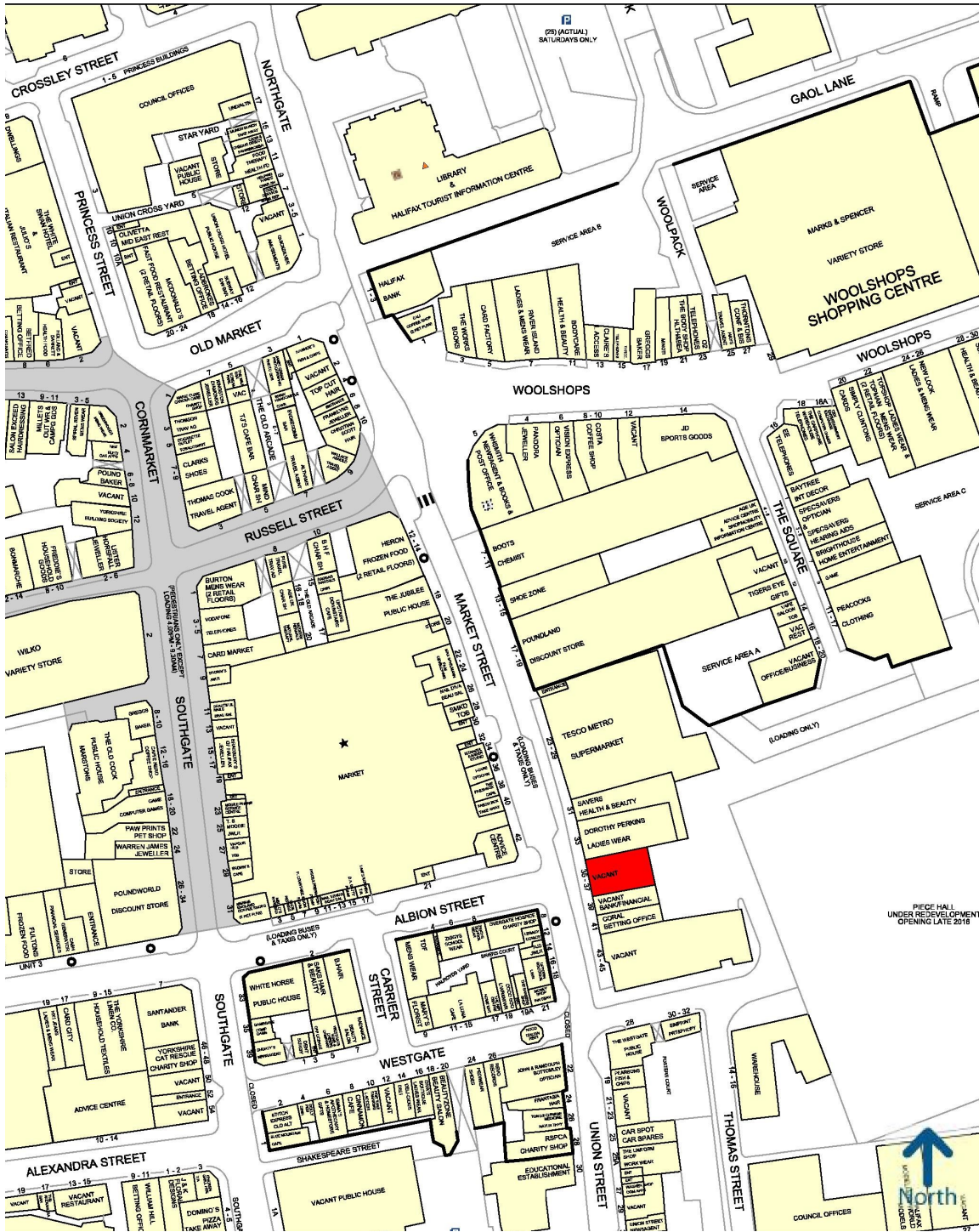
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