

To Let



Halifax

23-29 Market Street

Ground Floor: 11,496 sq ft (1,068 sq m)

Rent on Application

Large Retail Unit/Foodstore

Location & Description:

- **Halifax is a Yorkshire market town located 12 miles south west of Leeds and 8 miles south west of Bradford.**
- **The unit occupies a prominent high street position fronting Market Street. Adjoining the Woolshops Shopping Centre.**
- **Retailers trading from Market Street include Boots, WH Smith, Shoezone, Savers, Poundland and Iceland.**

Demise:

Ground Floor 11,496 sq ft (1,068 sq m)

First Floor 6,727 sq ft (625 sq m)

Rent:

Available upon request.

Lease:

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £19,848.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £209,000.

Date Prepared:

August 2024

Contact Us:

Steve Henderson

07870 999618

steveh@barkerproudlove.co.uk

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

Joint Agent:

Savills

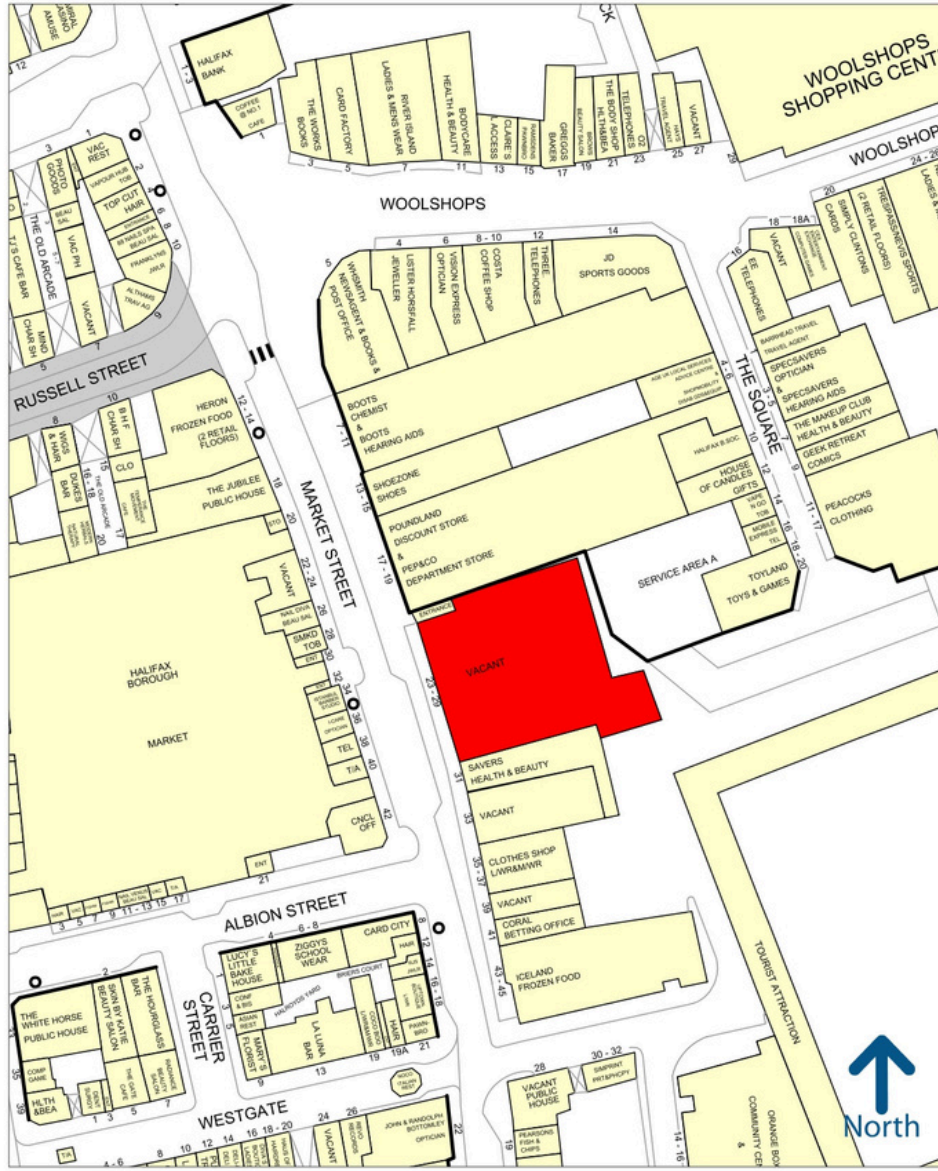
Adam Sanderson

07977 030164

adam.sanderson@savills.com



Halifax



50 metres
Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 14/08/2024
Created By: Barker Proudlove Ltd

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.