

# To Let-Under Offer



## Halifax

33 Market Street

Ground Floor: 3,017 sq ft (280.3 sq m)

Rent: £45,000 pax

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**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.**

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**Demise:**

Ground Floor 3,017 sq ft (280.3 sq m)

First Floor 1,547 sq ft (143.7 sq m)

**Rent:**

£45,000 per annum exclusive.

**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 £3,753.13.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £44,500.

**Date Prepared:**

January 2025

**Contact Us:**

**Steve Henderson**

07870 999618

steveh@barkerproudlove.co.uk

**Jack Deakin**

07591 835782

jack@barkerproudlove.co.uk

**Joint Agent:**

**Savills**

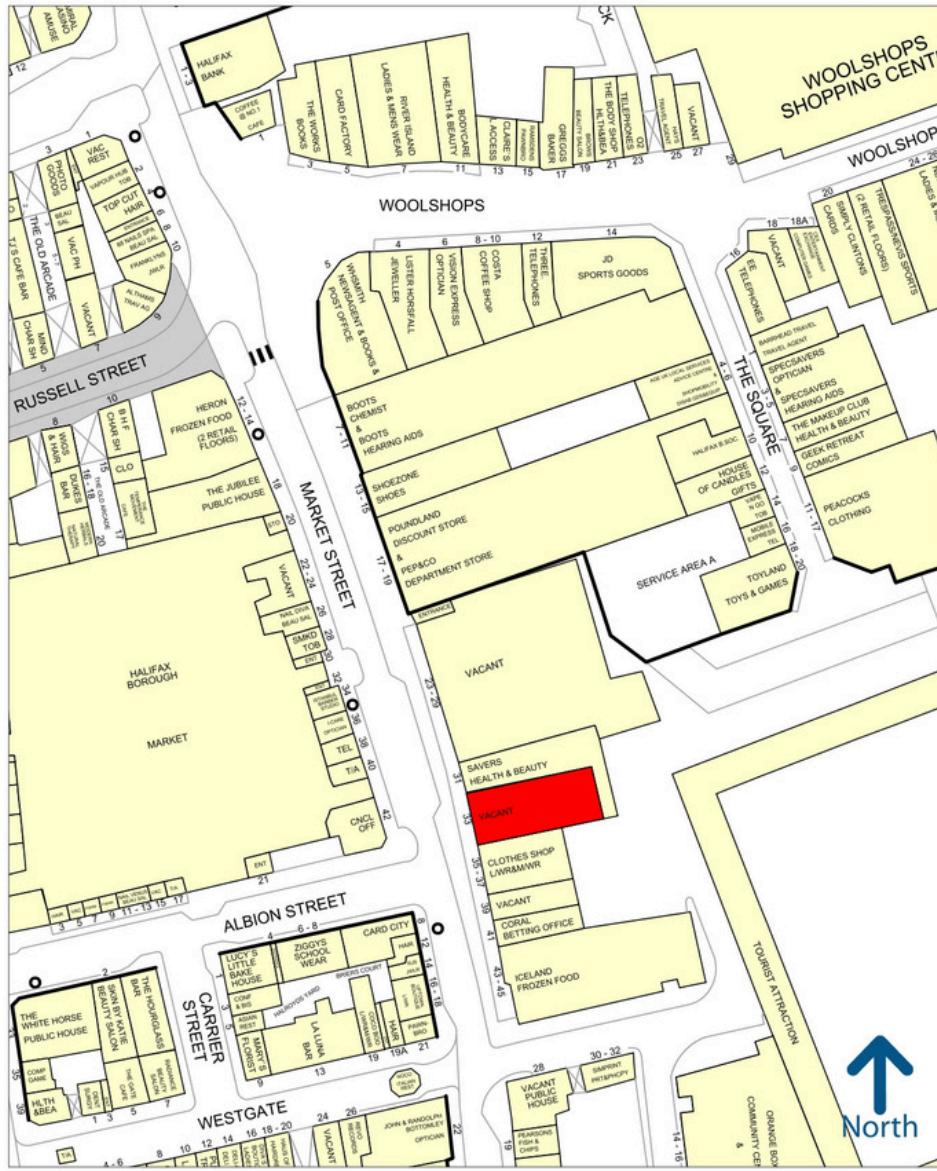
Adam Sanderson

07977 030164

adam.sanderson@savills.com



Halifax



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