

To Let



Halifax

33 Market Street

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

Rent: £60,000 pax

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 Tesco, Boots, WH Smith, Shoezone, Savers, Poundland and Iceland.**

Demise:

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

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

Rent:

£60,000 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 £2,091.34.

EPC:

Energy Performance Rating Assessment - C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

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

Date Prepared:

August 2024

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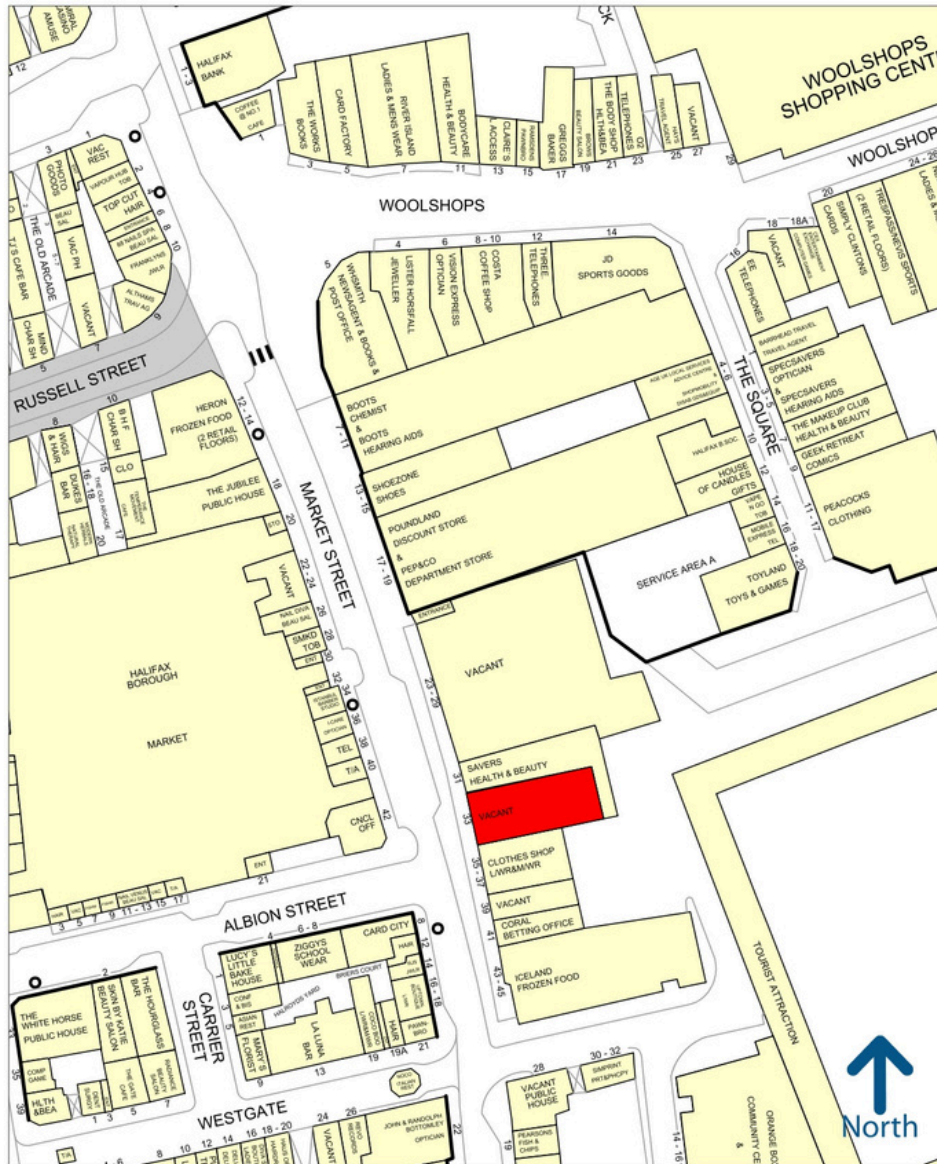
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Halifax



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