

To Let-Under Offer



Halifax

35-37 Market Street

Ground Floor: 1,925 sq ft (174sq m)

Rent: £40,000 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 Boots, WH Smith, Shoezone, Savers, Poundland and Iceland.**

Demise:

Ground Floor 1,925 sq ft (174 sq m)

First Floor 545 sq ft (51 sq m)

Rent:

£40,000 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 £2,578.71.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,000.

Date Prepared:

January 2025

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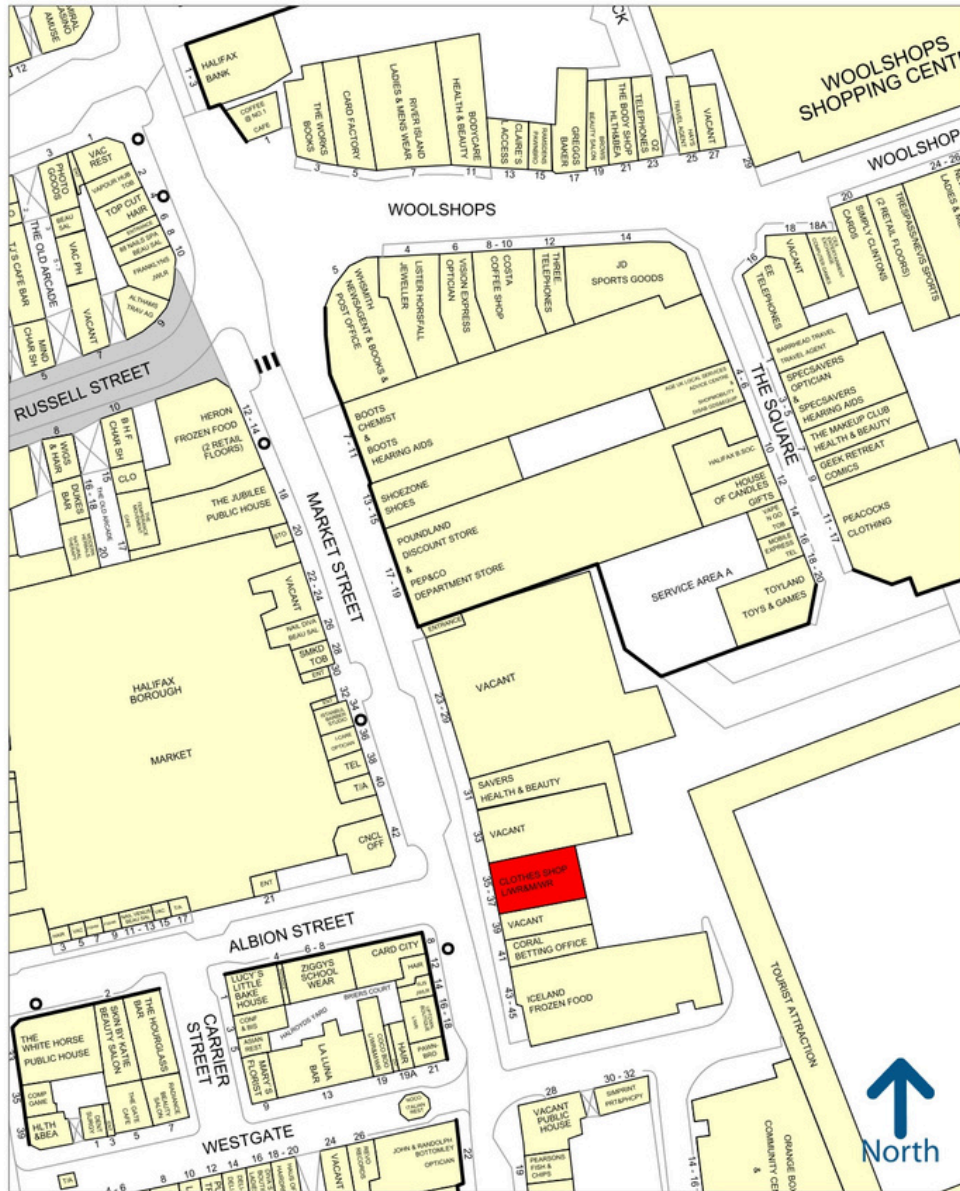
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Halifax



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