

4 Market Street
Halifax
HX1 1RN

Rent £16,000
per annum



GROUND FLOOR RETAIL UNIT

44.4m² (477ft²)

With Basement Storage

39.09m² (420ft²)

- Town centre position
- Opposite the Woolshops Shopping Centre
- Existing Class Use E consent

DESCRIPTION

The property comprises a retail unit occupying the ground floor of this attractive stone-built Grade II Listed commercial building in the heart of Halifax town centre.

The unit benefits from large double fronted display windows and ground floor sales area extending to 477ft².

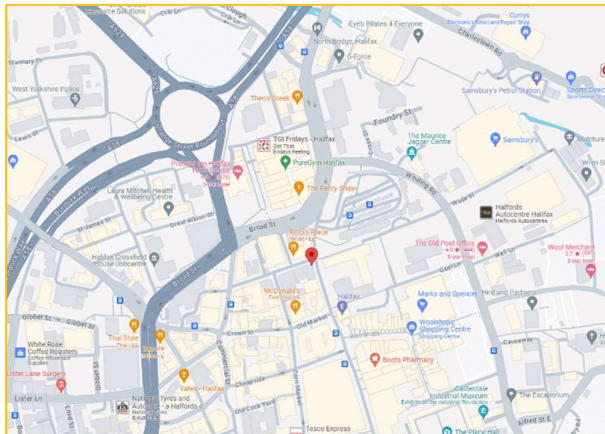
The property will be of interest to many national and local retailers.

LOCATION

Halifax is a large town within the Calderdale Local Authority having a population of 87,000 and Calderdale having a total population of 190,000 and has good communication links with the M62 motorway at Ainley Top, which is approximately three miles to the south.

This town centre lock up shop is situated opposite the entrance to the Woolshops Shopping Centre housing many multiples, including WH Smith, Costa Coffee, Marks and Spencer, Boots the Chemist, The Body Shop and many more.

The shop is also very close to the recently new development of Northgate House with over 50,000 square foot of office space



ACCOMMODATION

GROUND FLOOR

Sales Area 44.40m² (477ft²)

LOWER GROUND FLOOR

Basement & Staff Room 39.09m² (420ft²)

OUTSIDE

Street-lined to the front with recessed entrance.

RENT

£16,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£13,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/54.6p (2024/25). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is not chargeable on the rent.

EPC ASSET RATING: TBC

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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