

# HALIFAX

35-37 Market Street



## Key Highlights

- Halifax is a Yorkshire market town, located 17 miles south west of Leeds and 8 miles south west of Bradford.
- Retailers trading from Market Street include **Tesco, Boots, WH Smith, Shoezone, Savers, Poundland** and **Iceland**.
- The unit occupies a prominent high street position fronting Market Street. Adjoining the Woolshops Shopping Centre.

### SAVILLS LEEDS

3 Wellington Place  
LEEDS LS1 4AP

[savills.co.uk](http://savills.co.uk)

savills

## Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground:	1,925 sq ft	174 sq m
First:	545 sq ft	51 sq m
<b>Total:</b>	<b>2,470 sq ft</b>	<b>225 sq m</b>

## Rent

£40,000 PAX.

## Tenure

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

## Rates

Rateable Value: £38,000

UBR (2023/24): £0.499

Rates Payable: £18,962 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The estimated service charge for 2023/2024 is £1,653.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

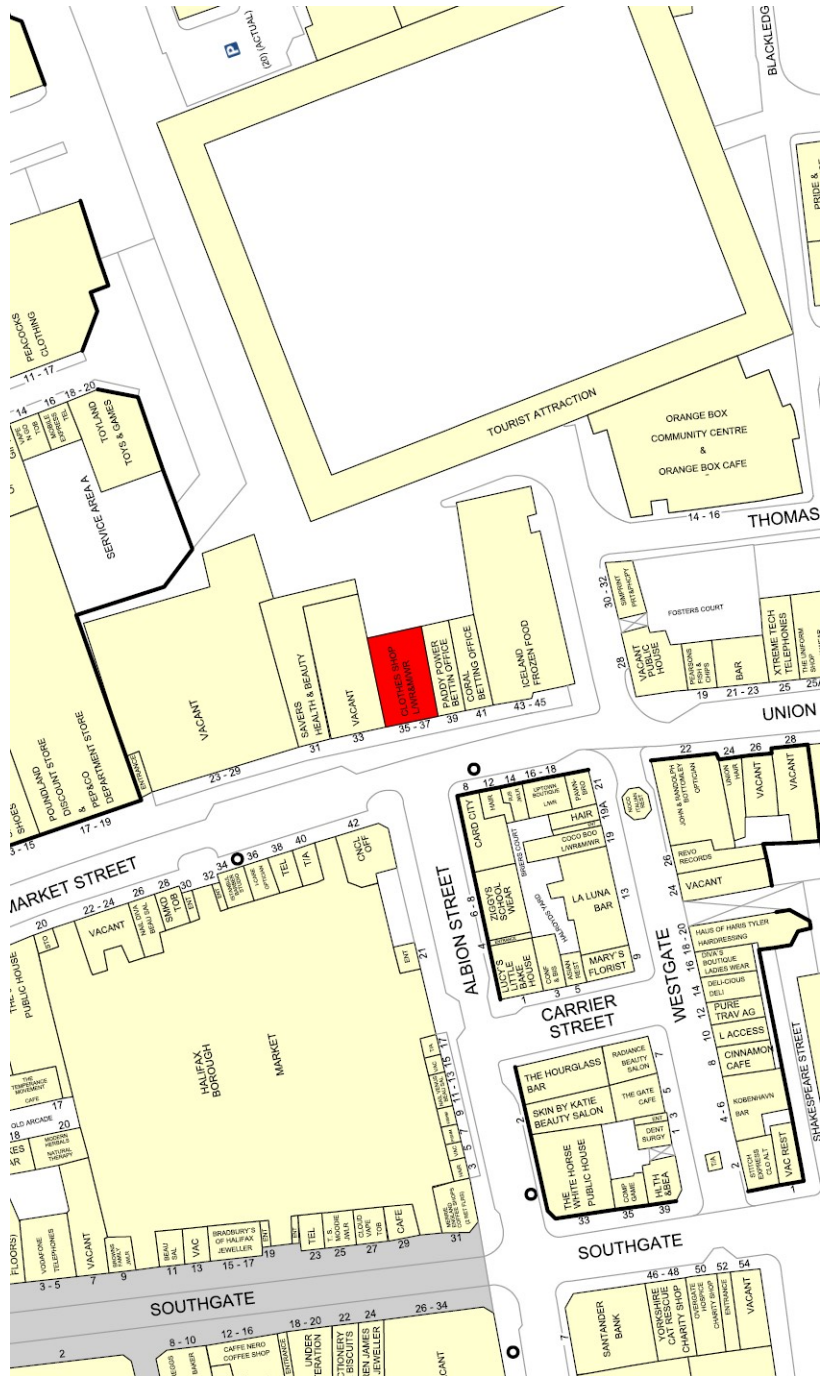
Rated C-75

## Further Information & Viewing

Viewing strictly by appointed with Savills.

## AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.



## Contact

**Steve Henderson**

+44 (0) 7870 999 618

[shenderson@savills.com](mailto:shenderson@savills.com)

**Adam Sanderson**

+44 (0) 7977 030 164

[adam.sanderson@savills.com](mailto:adam.sanderson@savills.com)

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

August 2023

