

TO LET (**CONFIDENTIAL/STAFF UNAWARE**) POTENTIAL TO SUBDIVIDE

LARGE RETAIL UNIT/FOODSTORE TO LET

HALIFAX

23-29 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 **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

savills

Accommodation

The property is arranged over ground and basement floors comprising the following approximate areas :

Ground:	11,496 sq ft	1,068 sq m
First Floor:	6,727 sq ft	625 sq m
Total:	18,123 sq ft	1,692 sq m

Rent

On application.

Tenure

The property is available to let on a new Full Repairing and Insuring lease subject on terms to be agreed.

Rates

Rateable Value: £209,000

UBR (2023/24): £0.512

Rates Payable: £107,008 pa

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

Legal Costs

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

EPC Rating

EPC available on request

Service Charge

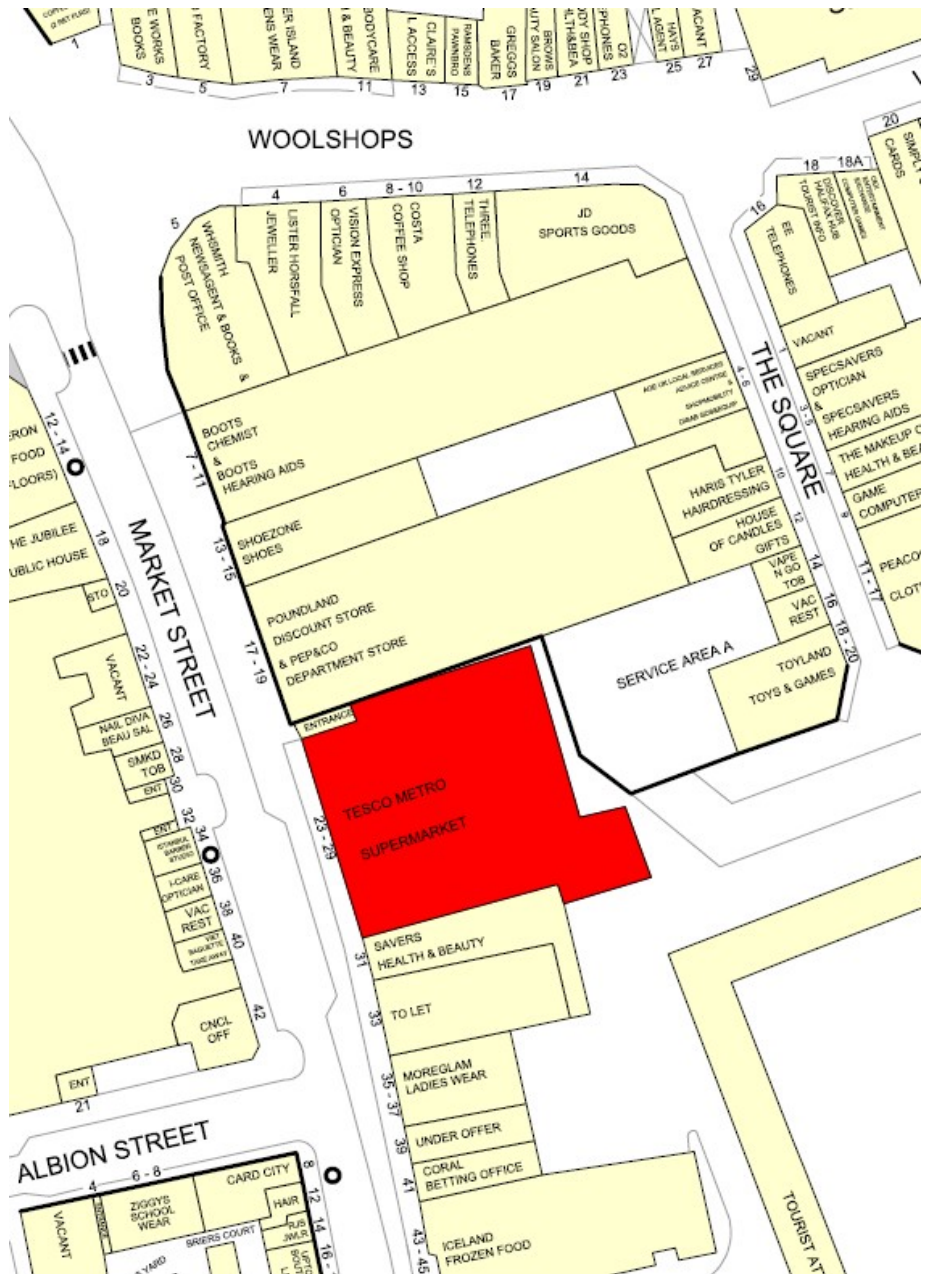
The Service Charge for 2023/2024 is £19,848.

Further Information & Viewing

Viewing strictly by appointment 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

Stephen Henderson

+44 (0) 7870 999 618

shenderson@savills.com

Adam Sanderson

+44 (0) 7977 030164

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

savills