

# To Let



## Halifax

35-37 Market Street

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

Rent: £40,000 pax

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**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.**

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**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 2024) - £38,000.

**Date Prepared:**

February 2025

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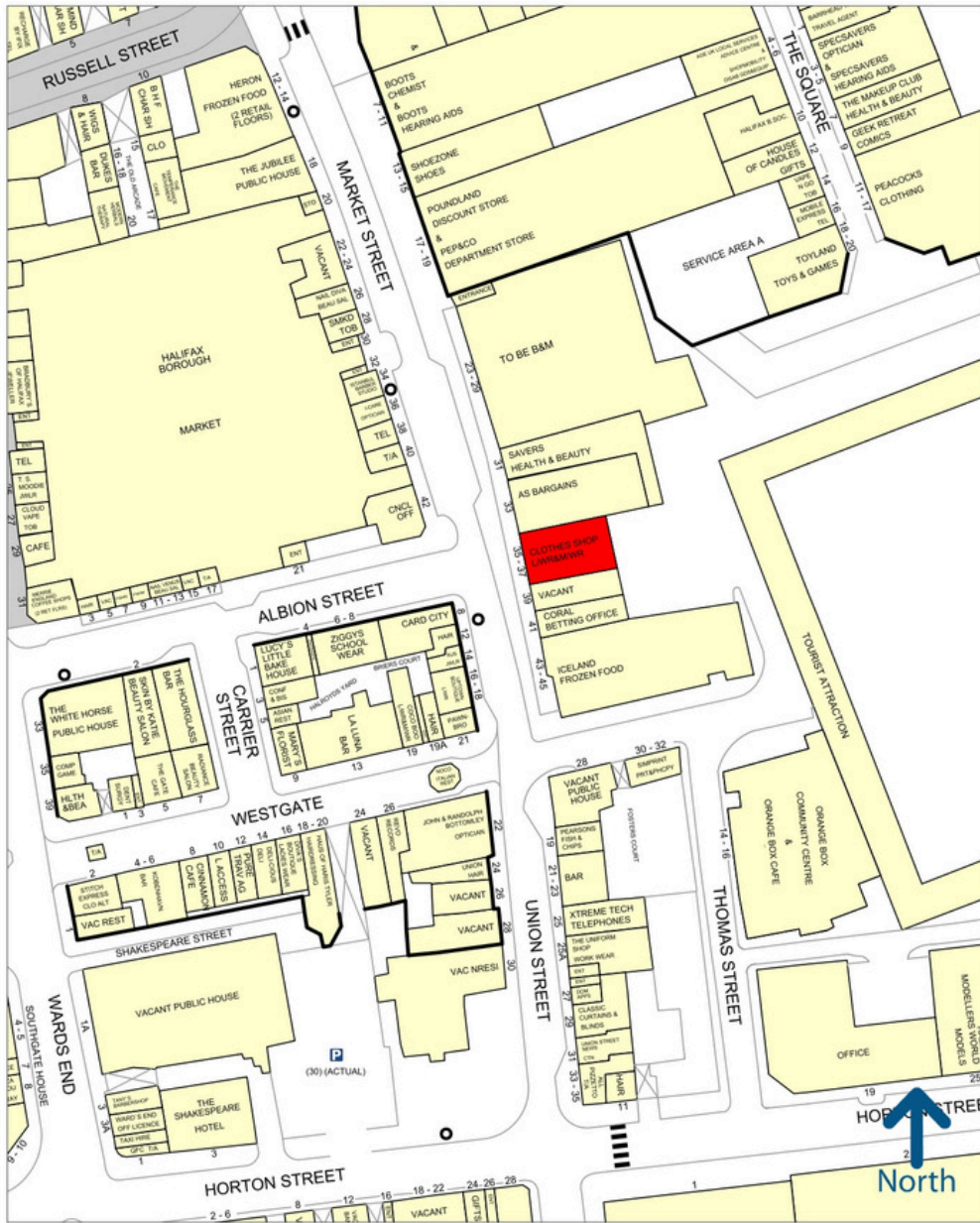
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Halifax



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