

To Let

Subject to Vacant Possession



Halifax

39 Market Street

Ground Floor: 945 sq ft (88 sq m)

Rent: £27,500 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.**
- **B&M t/a AS Bargains opened Summer 2025.**

Demise:

Ground Floor 945 sq ft (88 sq m)

First Floor 474 sq ft (44 sq m)

Rent:

£27,500 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 £1,978 per annum.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,750.

Date Prepared:

September 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Steve Henderson

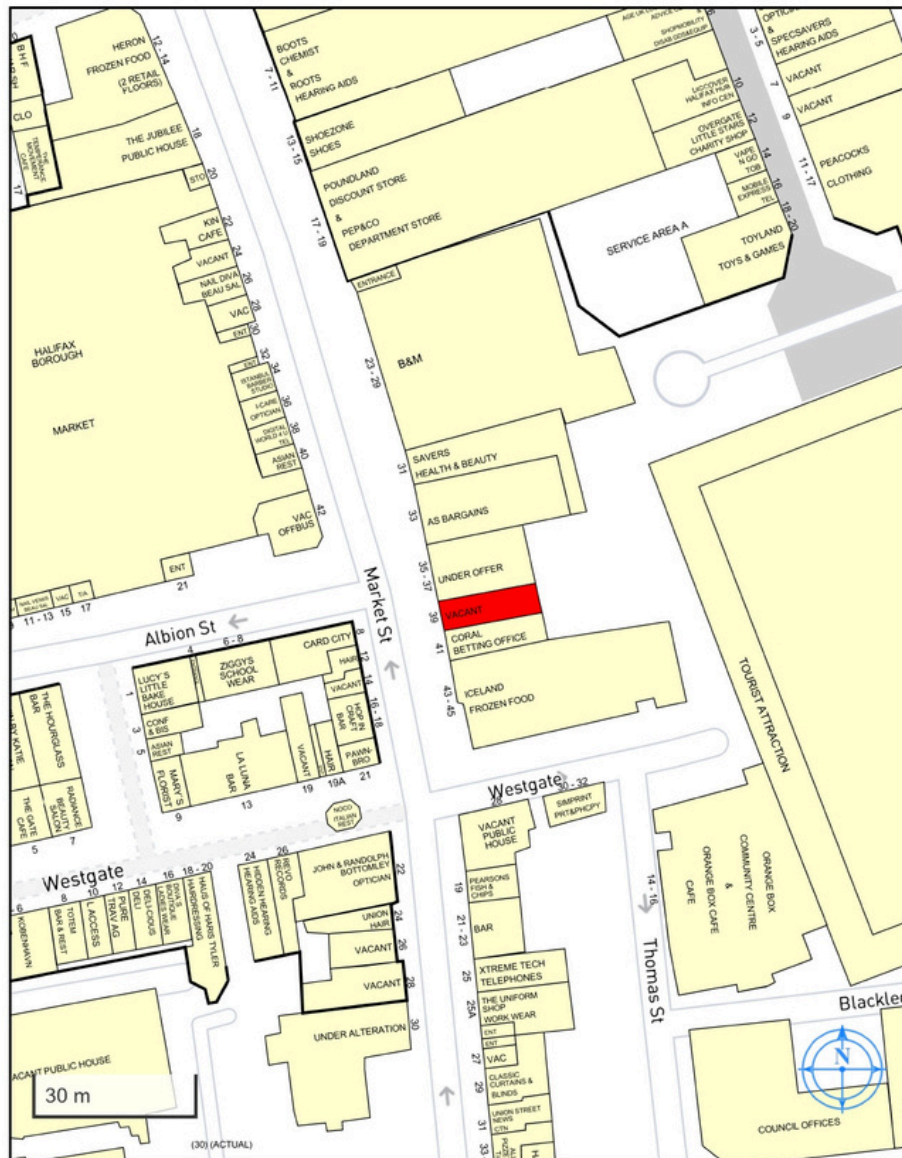
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Halifax (39 Market Street Goad)

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