

# 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 2026) – £21,750.

### Date Prepared:

Updated May 2026

**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.

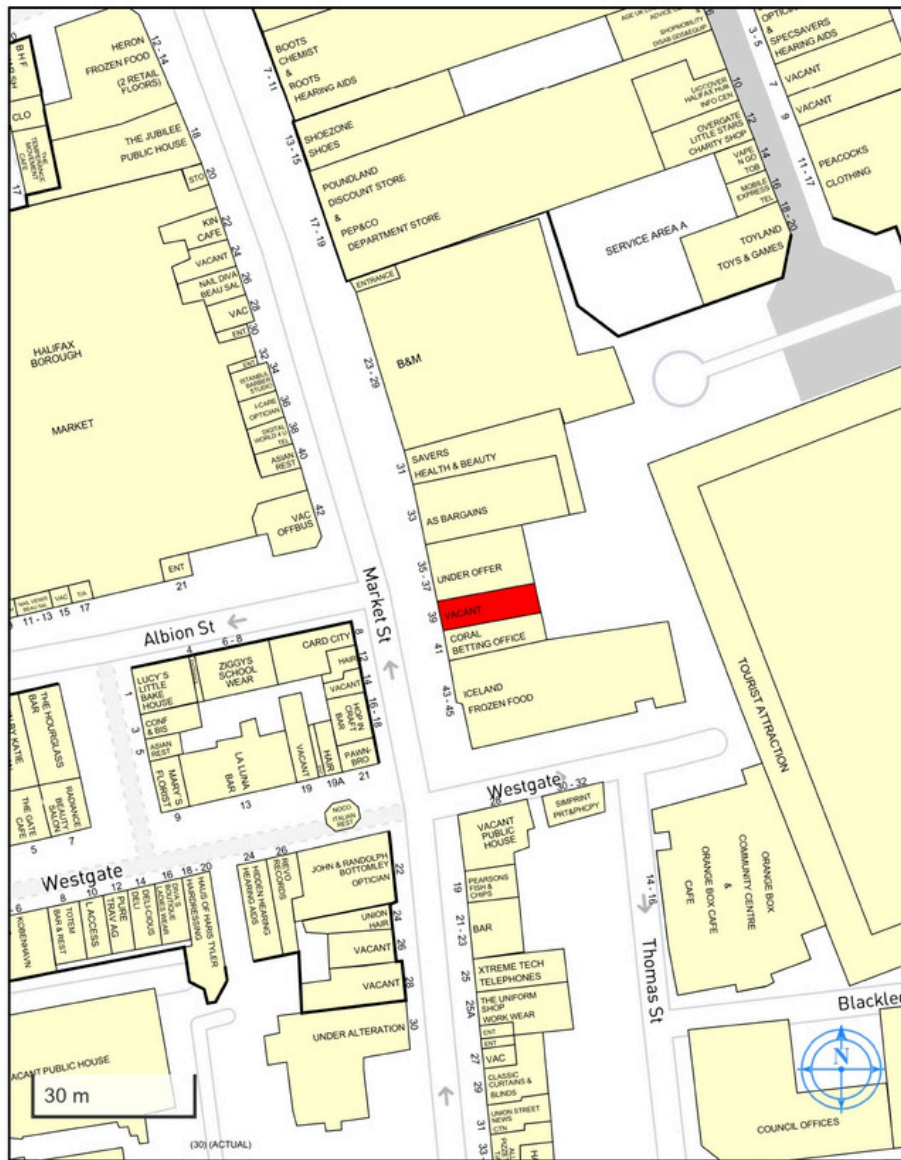
### Contact Us:

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