

# TO LET

**8 MARKET STREET**  
Halifax HX1 1RN



## **GROUND FLOOR RETAIL SHOP**

45.98m<sup>2</sup> (495ft<sup>2</sup>)

## **With Basement Storage**

51.74m<sup>2</sup> (557ft<sup>2</sup>)

- Town centre position
- Opposite the Woolshops shopping area
- Good display frontage
- Existing A1 Consent

T. **01484 530361**  
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# 8 MARKET STREET, HALIFAX

## GROUND FLOOR RETAIL SHOP

This town centre lock up shop situated opposite the entrance to the Woolshops Shopping Centre housing many multiples, including WH Smith, Costa Coffee, Marks and Spencer, Boots the Chemist, the Body Shop and many more, is offered to let on a new lease.

The shop is also very close to the proposed redevelopment of Northgate House where a new retail development is proposed and is in a position that is subject to a high degree of passing pedestrian footfall, being on the route from the bus station to the centre of the town, Woolshops Shopping Centre and the Piece Hall.

The premises have good display frontage and provide sales accommodation at ground floor level extending to 495ft<sup>2</sup>, with basement storage and staff area extending to a further 557ft<sup>2</sup>. The property provides an excellent opportunity to lease town centre retail premises near to a number of both independent and large national multiple retailers.

The property will be of interest to many national and local retailers.

### ACCOMMODATION

GROUND FLOOR	45.98m <sup>2</sup> (495ft <sup>2</sup> )
BASEMENT Plus Staff Room	51.74m <sup>2</sup> (557ft <sup>2</sup> )

### RENT

Offers around £22,500 per annum exclusive

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£22,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p (2017/18).

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis, incorporating 3 yearly rent reviews.

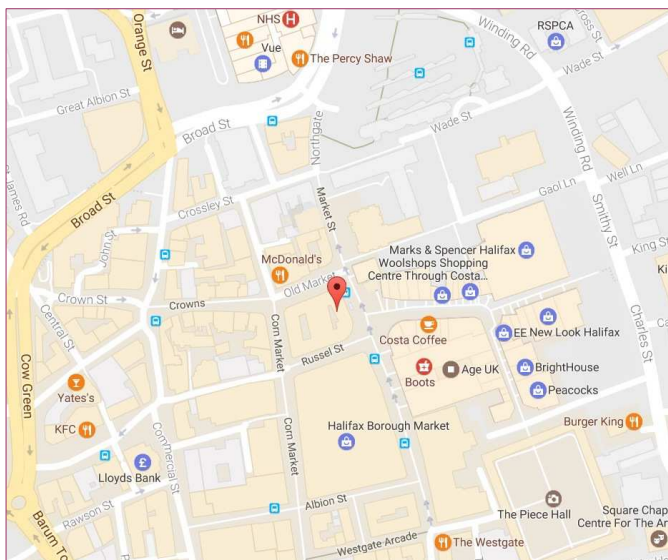
### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING: C



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## CONTACT

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 530361 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

[www.bramleys.com](http://www.bramleys.com)