



**25 Union Street
Halifax, HX1 1PR**



TO LET

**Ground Floor Retail Unit
Extending to Approximately 64.47 sqm (694 sqft)
Plus Staff/Storage Facilities in Prominent Town Centre Location**

RENTAL: £15,000 Per Annum Exclusive

25 Union Street, Halifax, HX1 1PR

LOCATION

The subject property is located within Halifax Town Centre in a prominent position fronting Union Street, close to its junction with Market Street, the main pedestrianised area within Halifax Town Centre. Halifax Railway Station is situated only a short distance to the east providing easy access to Leeds, Bradford and Manchester. Nearby occupiers include The Uniform Shop, B&M Bargains and Westgate Arcade.

DESCRIPTION

The property consists of a ground floor retail unit which has recently been refurbished to include a new aluminium shop front with electric security roller shutter, new timber flooring and a new suspended ceiling with integral lighting. The property benefits from rear storage and staff facilities.

External parking is available directly outside the unit.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following approximate net internal floor areas and dimensions:-

Gross Frontage	6.71 m	(22'0")
Internal Width	6.38 m	(20'11")
Shop Depth	10.01 m	(33'2")
<u>Ground Floor</u>		
Sales Area	64.47 sqm	(694 sqft)
Staff/Storage Area	18.46 sqm	(199 sqft)
WC	----	----
Total Approx. Net Internal Floor Area	82.93 sqm	(893 sqft)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £9,900

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£15,000 per annum exclusive – subject to lease.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 75

VAT

The rent quoted is inclusive of any VAT liability - if applicable.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(April 2019 – 6200 - CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049