

LARGE UNIT TO LET

HALIFAX

2-4 Southgate, HX1 1DR



Key Highlights

- Halifax is a Yorkshire market town, located 17 miles south west of Leeds and 8 miles south west of Bradford.
- The unit occupies an extremely prominent corner location in the heart of of Halifax fronting pedestrianised Southgate at its junction with Cornmarket/Russell Street/Cheapside.
- Large open plan layout over ground and first floor, with a dedicated loading bay off Old Cock Yard.
- Retailers trading in close proximity include Boots, River Island, Caffe Nero, JD Sports and Greggs.

SAVILLS MANCHESTER

Belvedere, 12 Booth Street

Manchester M2 4AW

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Accommodation

The property comprises the following approximate floor areas:

Ground Floor	1,740 sq m	18,725 sq ft
Sales		
First Floor	1,626 sq m	17,500 sq ft

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Rent

On Application.

Rates

We have been informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£109,000
UBR (2023/2024):	£0.546
Rates Payable:	£59,514 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

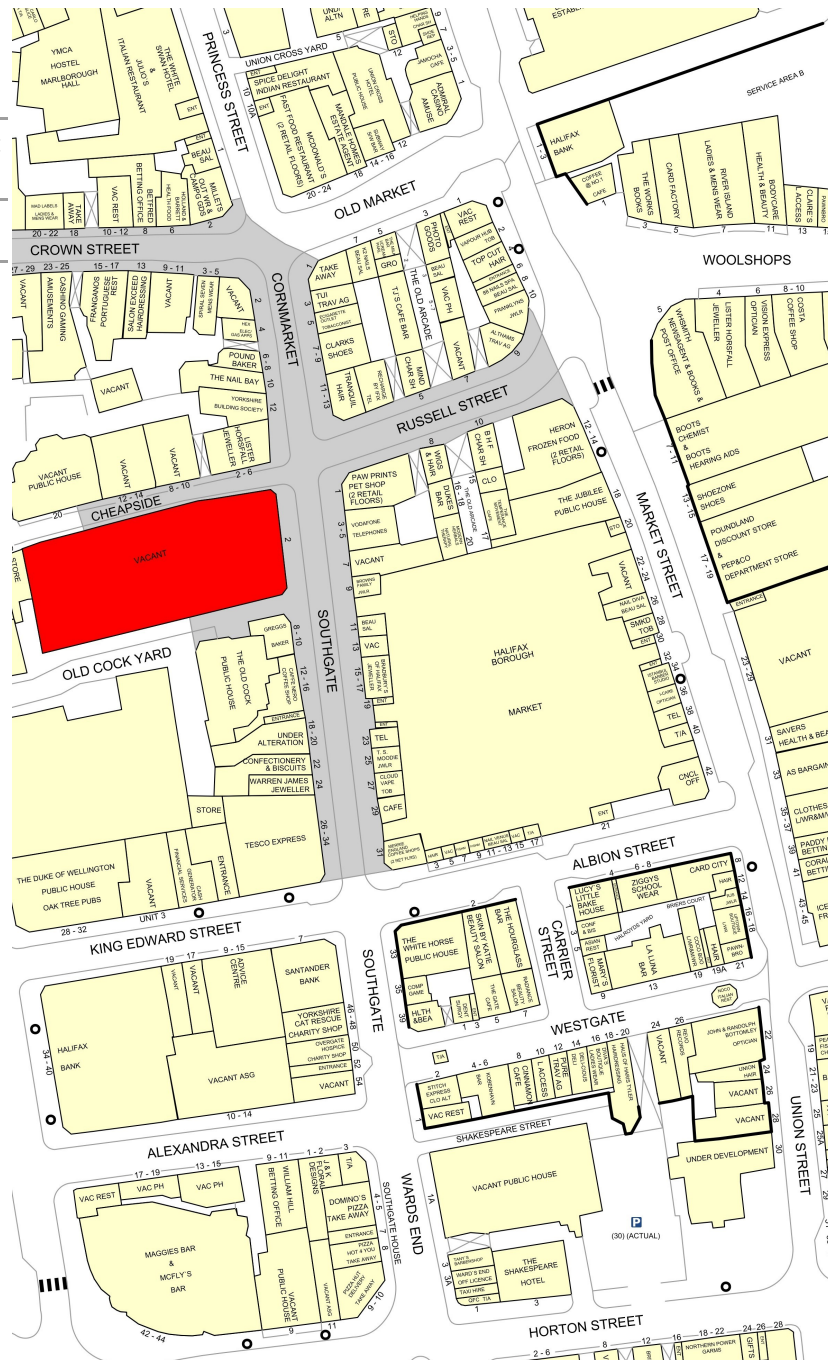
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Available on request.

Further Information & Viewing

Further Information & Viewing upon request.
Viewing strictly by appointment with Savills.



Contact

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March 2025

