



# To Let

Subject to Vacant Possession

5 Southgate, Halifax, HX1 1DL

Supporting Vision  
Enhancing Lives



  
**Sight Support  
Calderdale**  
 Supporting Vision  
Enhancing Lives  
 01422 352383  
[www.sightsupportcalderdale.org.uk](http://www.sightsupportcalderdale.org.uk)

# SW

Sanderson  
Weatherall



- Prime retail unit to let
- Located in Halifax town centre
- Immediately adjacent to Halifax Borough Market
- Numerous multiple retailers nearby
- To Let on a new lease at an initial rental of £25,000 pax



### Location

The town of Halifax is in the Metropolitan Borough of Calderdale. It lies close to junction 24 of the M62 approximately 7 miles to the north of Huddersfield and 6 miles to the south west of Bradford.

The 2021 census population for the town was 88,109 and it is estimated that this rose to around 91,710 people by 2024.

### Situation

The property is situated on the pedestrian street of Southgate close to its junction with Corn Market and Russell Street.

The towns indoor Borough Market is immediately adjacent and the Woolshops Shopping Centre approximately 100 meters to the east.

Occupiers nearby include Clarks Footwear, The Yorkshire Building Society, Greggs, Cafe Nero etc.

## Description

The property comprises sales accommodation at ground floor and staff and storage at basement, first and second floor levels.

## Accommodation

The property provides the following approximate net internal floor areas.

Ground Floor Sales	45.24 sq m	487 sq ft
Basement Storage	68.00 sq m	732 sq ft
First Floor Staff	26.47 sq m	285 sq ft
Second Floor Storage	26.47 sq m	285 sq ft

## Availability

Subject to Vacant Possession the shop will be available in November 2026.

## Lease

The property will be available on a new lease for a term to be agreed at an initial rent of £25,000 pax. The lease will be on full repairing and insuring terms.

## Rateable Value

The rateable value of the property as at 1<sup>st</sup> April 2026 is £15,250 pa.

## Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

## EPC

The shop has an Energy Performance Certificate with a rating of D94. A copy of the certificate is available upon request.

## Legal Costs

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

## VAT

The property is elected for VAT so this will be payable on the rent.

## Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

# Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact  
**Peter Heron**  
**07843 634158**  
**peter.heron@sw.co.uk**

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

