

HALIFAX

39 Market Street, HX1 1PB

Shop Lease Available

**LYONS
THOMPSON
LETT**

PROPERTY CONSULTANTS



Location and Description

The premises is located in a prominent position fronting Market Street adjacent to **Coral** with other nearby occupiers including **Iceland** and **Savers**,

The property is centrally located, situated close to the Westgate Arcade Shopping Centre, Halifax Market and The Piece Hall.

Lease Details

The premises are held on an effective FRI lease expiring **2nd May 2033** at a passing rent of **£27,000 pax** subject to review in 2028. There is a tenant option to break **on 3rd May 2029**.

The premises are available by way of assignment, alternatively a sublease may be considered.

Virtual Tour

<https://youtu.be/5VBMFzXA4ps>

Accommodation

The premises comprises of the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor Sales	905	84
Ground Floor Kitchen/Staff	48	4.4
First Floor. (remote)	460	43

Business Rates

Rateable Value (2026)- **£21,750**

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

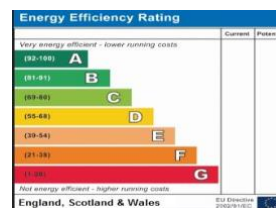
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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