



To Let

(Subject to Vacant Possession)
Rent Reduced

5 Southgate, Halifax, HX1 1DL

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 a reduced rental of £20,000 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 a reduced rent of £20,000 pax. The lease will be on full repairing and insuring terms.

Rateable Value

The rateable value of the property as at 1st 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

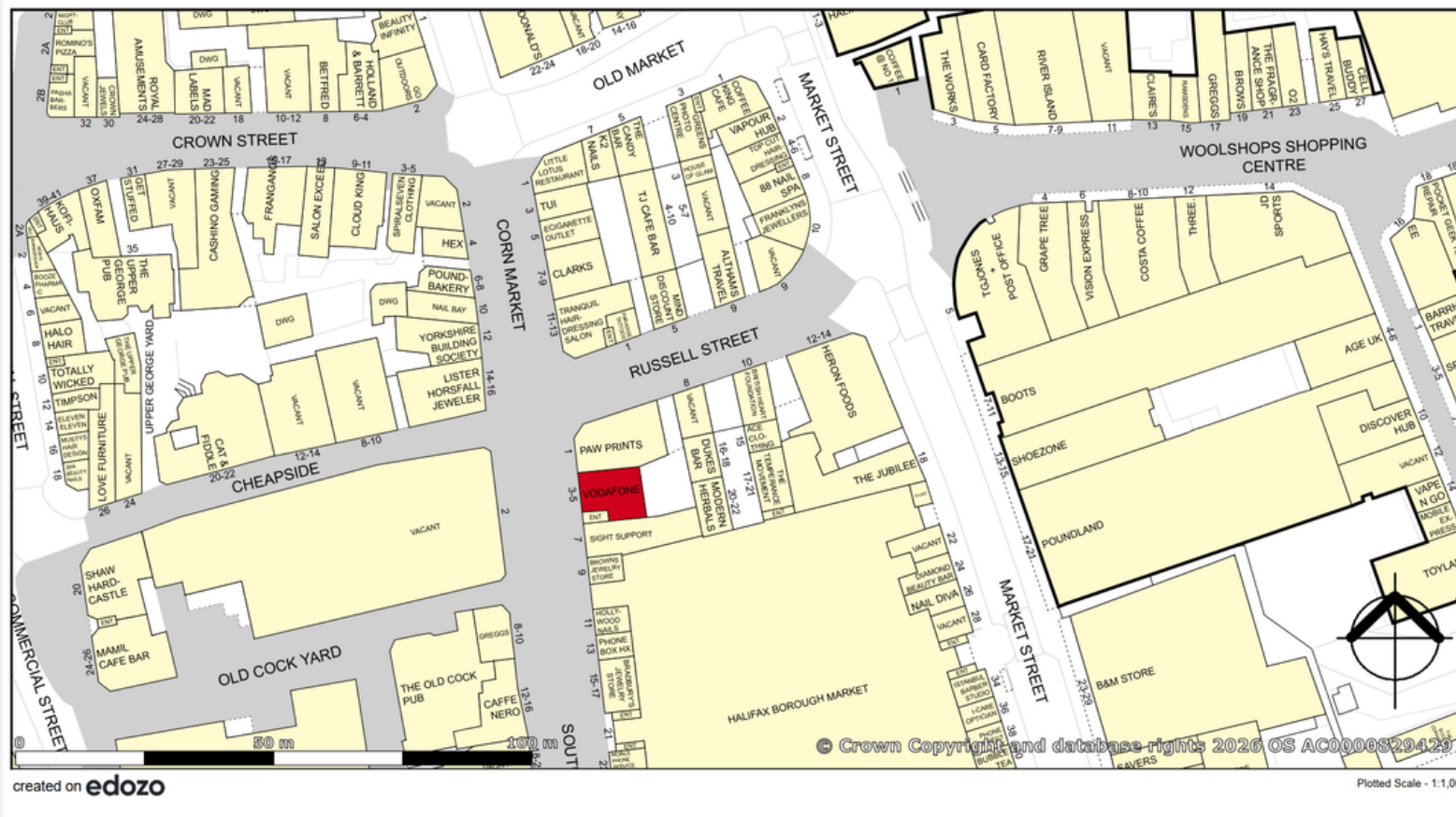
The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

Viewings

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

Contact
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