



**35 Southgate
HALIFAX
HX1 1DL**

- Retail / hospitality premises in Halifax Town Centre
- Extending to **63.4 sq m (683 sq ft)** over ground floor and basement levels
- Rent: **£13,000 pax (+VAT)**
- Suitable for various uses
- No Business Rates payable (subject to qualifying conditions)

SITUATION

The property is located off Southgate in Halifax Town Centre, close to public transport links with the newly refurbished bus and train station within an 8 minute walk.

Neighbouring occupiers include The Piece Hall, Mitchells & Butlers pubs, Tesco and the popular Westgate Quarter.

Pay and display street parking is available on the surrounding streets and reserved car parking spaces are available at £75 (+VAT) per month.

PROPERTY/ACCOMMODATION

The property has a ground floor with double fronted display windows directly on to Southgate and the basement is predominantly open space (suitable for storage / staff welfare facilities etc.) and a WC.

A full programme of refurbishment works has been scheduled to provide air conditioning, new kitchen and WC facilities, new flooring and suspended ceilings with inset lighting. There is the option of the property being refurbished to meet an occupier's specific needs (subject to terms).

The premises provide the following approximate floor areas*:

	Sq. m.	Sq. ft.
Ground Floor	312.0	353.08
First Floor	32.37	348.43
TOTAL AREA	63.49	683.51

*All measurements are based upon a gross floor area and have been taken in compliance with the RICS code of measuring practice on a gross basis.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Authority: Calderdale Council
Description: Shop & Premises
Rateable Value (2026): £5,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£13,000 per annum exclusive Subject to Lease, plus VAT. A service charge will also be payable (amount to be confirmed)

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

LEGAL COSTS

The Tenant is to be responsible for their own legal costs in this transaction

VAT

Our clients advise that VAT will be chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton

Tel: 01422 430026

Email: halifax@walkersingleton.co.uk

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