

Prominent Car Park Facing Town Centre Unit
To Let - Subject to Vacant Possession

Unit 4 Horton Street Halifax



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

- Halifax is a Yorkshire market town, located 17 miles south west of Leeds and 8 miles south west of Bradford.
- The unit occupies a prominent position in Pennine Retail Park with direct entrances onto Horton street and the scheme's 112 car parking spaces.
- Retailers trading within the scheme include **Clip 'n Climb, Galactic Golf, Kwik Fit** and **Cycle Gear**.

Accommodation

The property is arranged over ground floor only.
Approximate net internal areas are:

Ground Floor:	7,470 sq ft	693.9 sq m
---------------	-------------	------------

Tenure

The property is available by way of a new fully repairing and insuring lease subject to vacant possession.

Rent

On Application.

Rates

The current rating assessment for the whole building is as follows:

Rateable Value (2024/25)	£31,000
--------------------------	---------

UBR:	£0.499
------	--------

Rates Payable:	£15,469
----------------	---------

Use

The premises currently benefits from Class E use.

EPC

EPC Rating D

Legal Costs

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

Viewing & further information

Strictly by prior arrangement only with:

Josh Howe

jhowe@savills.com
+44 (0) 7896 084 299

Adam Sanderson

adam.sanderson@savills.com
+44 (0) 7977 030 164



