

# TO LET

## 34 Market Street, Halifax



- **Approximately 26.57m<sup>2</sup> (286ft<sup>2</sup>) of retail accommodation and additional basement storage.**
- **The shop is located to the eastern side of the borough market and adjacent to the entrance of the market.**
- **Rental offers are invited in the region of £14,000 per annum.**

Corporate Asset and Facilities Management

1<sup>st</sup> Floor Northgate House, Northgate

Halifax HX1 1UN

Tel: (01422) 392004

✉ [estate\\_management@calderdale.gov.uk](mailto:estate_management@calderdale.gov.uk)

🌐 [www.calderdale.gov.uk/land-property](http://www.calderdale.gov.uk/land-property)

**Calderdale**  
Council

## Location

The shop is located on Market Street in a prominent location within the Borough Market located opposite the Tesco supermarket and close to a number of national retailers including Boots, WH Smiths and Dorothy Perkins. The property is situated adjacent to the mid-eastern entrance to the market.

The location of the property is shown with a red cross on the market plan below:



## Description

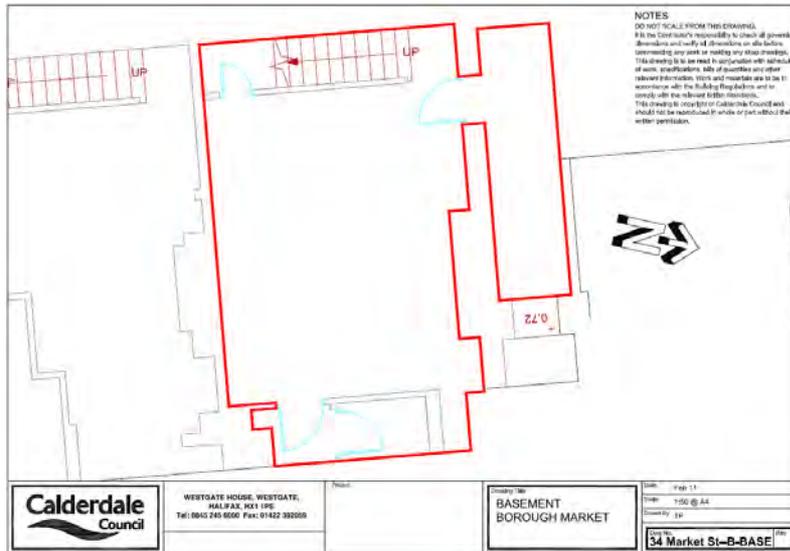
The property consists of a ground floor retail unit with basement storage accommodation.

## Accommodation

The property provides the following accommodation:

### Basement

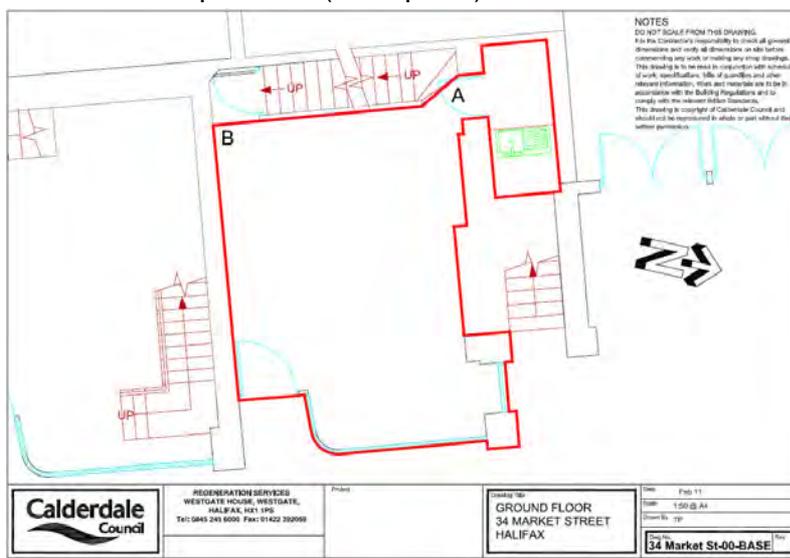
Storage: 32.89 sq metres (354 sq feet)



### Ground floor

Retail area: 26.57 sq metres (286 sq feet)

Store: 2.23 sq metres (24 sq feet)



**Total Net Internal Floor Area – 61.69 sq metres (664 sq feet).**

## **Rating**

The premises have a rateable value of £12,000 and the uniform business rate for the financial year 2016/17 is £0.497, reducing to £0.484 for small businesses.

The property does not currently benefit from any rates relief, however, from 1 April 2017 the government will:

- Permanently double Small Business Rate Relief (SBRR) from 50% to 100% and increase the thresholds to benefit a greater number of businesses.
- Businesses with a property with a rateable value of £12,000 and below will receive 100% relief.
- Businesses with a property with a rateable value between £12,000 and £15,000 will receive tapered relief.

For further information on Business Rates, phone 01422 393699.

## **Rent**

Rental offers are invited in the region of £14,000 per annum, which is exclusive of rates and will be payable monthly in advance by direct debit.

A Rent Deposit equivalent to 3 months' rent is payable on all new lettings, to be held throughout the term of the lease and any statutory continuation. No interest is payable, and the deposit may be drawn upon in the event of rent arrears or non-compliance with any lease covenants.

## **Planning**

Prospective tenants are strongly advised to satisfy themselves that their proposals for the property are acceptable in planning terms prior to submitting an offer. No application will be considered for any use which is already provided on the parade. The prospective tenant is to be responsible for obtaining all necessary planning permissions, which may be required in connection with the use of the premises.

We would encourage any prospective bidders to discuss the more precise details of your proposals with the planning department, particularly given that this is a Grade II\* Listed building and precise details of any proposals will be required including potential alterations.

For further information contact Calderdale Council's Planning Services on 01422 392237.

## **Viewings & Enquiries**

For further information or if you would like to arrange an accompanied viewing, please contact Lee Wigley, Asset Portfolio Officer on 01422 392004 or email [lee.wigley@calderdale.gov.uk](mailto:lee.wigley@calderdale.gov.uk) or Harrison Everett, Apprentice Estates Officer on 01422 393311 or email [harrison.everett@calderdale.gov.uk](mailto:harrison.everett@calderdale.gov.uk).

## Terms of Lease

1. Flexible lease terms are available.
2. The rent is to be exclusive of rates and will be payable monthly in advance by direct debit, which is to be set up prior to completion of the lease.
3. A three month rent deposit will be payable on completion of the lease, which will be returned at the end of the lease however so determined assuming that the tenant has complied with all of the terms required under the lease.
4. Invoices and correspondence will be sent via the Council's e-billing procedure and will be sent direct to your email address provided. If you do not have an email address, please contact us.
5. The tenant will be responsible for putting and keeping the interior of the premises, the shop front, windows and doors in good repair and condition and for insuring all plate glass in the windows and door.
6. Calderdale MBC will be responsible for maintaining the roof, walls and foundations, and for insuring the structure.
7. The tenant is to be responsible for payment of the Council's legal costs in connection with the completion of the lease.
8. The tenant is responsible for obtaining planning permission for the proposed use, should this be required.
9. The tenant will be responsible for payment of the business rates and all other outgoings.
10. The assignment of the whole will be permitted, but subletting of the whole or part is not permitted.
11. No alteration or improvements must be undertaken without the prior written consent of the Council.
12. All signage and external paintwork must be in keeping with the Victorian shop front and agreed prior with Calderdale MBC.
13. All Original features, fittings must not be removed from the premises.
14. The sprinkler system and fire detection system is linked to a system that covers the Borough Market. The tenant should not tamper, alter, move or remove the system within the premises nor hang things from it without prior consent. Tenant to be responsible for all costs.
15. Not to use any part of the pavement of the demised premises for the sale, display or storage of goods.

## Offers and Offer Procedure

All offers should be made on the Offer Letter included with these details, which should be submitted using the attached address label.

The successful offeror will be responsible for the council's legal fees in respect to the preparation of lease and counterpart.

NB: - Offers will only be considered if they are sent on the official Offer Letter included with these details.

Offer envelopes must not bear any indication of the identity of the offeror by way of postal franking or otherwise.

The Council does not undertake to accept the highest, or any offer, and reserves the right not to proceed with the letting. Prospective tenants should be aware that in the event of a higher offer being received before contracts are exchanged or the lease is completed; the Council may be obliged to consider it. In this event, the Council may instigate the best and final offer procedure.

The Council will not accept responsibility for **any** costs incurred by a potential tenant in connection with the preparation/submission of an offer.

The acceptance of an offer will be subject to the receipt of satisfactory references from the referees identified in the offer letter. This consists of a bank reference and one document from each of the following boxes for identification purposes:

<b>IDENTITY DOCUMENTS</b>
Current signed Passport Current full UK/EU Photo Card Driving Licence* Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) Resident Permit issued by the Home Office to EU Nationals Inland Revenue Tax Notification Firearms Certificate
<b>EVIDENCE OF ADDRESS</b>
Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) A utility bill issued within the last 3 months (but not mobile phone bills) Local Authority tax bill (valid for the current year) Bank, Building Society or Credit Union statement containing a current address The most recent original mortgage statement from a UK lender

## Misrepresentation Act

Calderdale Council, as Lessor, gives notice that -

- a. These particulars do not constitute any part of any offer or contract.
- b. All statements contained in these letting particulars as to the property are made without responsibility on the part of the Vendor.
- c. None of the statements contained in these particulars as to the property are to be relied upon as statements of fact.
- d. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of each of the matters contained within these particulars.
- e. The Council does not make or give, nor has any person in the employment of the Council any authority to make or give, and representations or warranty in relation to the property.
- f. Any plans contained within these particulars, as to routes of services, drains, sewers etc, are furnished as a general guide only. No warranty as to their correctness is given or implied. The plans must not be relied upon in the event of excavation works in the vicinity of sewers, drains etc, and the prospective applicant must make his own investigations as to the location of such drains, sewers and other services located on, under or in the vicinity of the property.

**Calderdale MBC will ensure that any personal information provided by you on this form will be treated in accordance with the provisions of the Data Protection Act 1998. Calderdale MBC is the Data Controller of the information you have provided on this form and is registered with the Information Commissioner's Office for the purposes of processing your personal information in relation to your application.**

The Council must protect the public fund it handles and so may use the information you have provided on this form to prevent and detect fraud. The Council may also share this information, for the same purposes, with other organisations, which handle public funds. The Council will not share your information for any other purpose without your explicit consent.

For further information about this please contact the Council's Information Management coordinator on 01422-392298.

**OFFER LETTER FOR 34 MARKET STREET, HALIFAX**

**CLOSING DATE FOR OFFERS – N/A**

NAME: .....

HOME ADDRESS: .....

.....

POSTCODE: .....

E-MAIL ADDRESS: .....

DATE OF BIRTH: ...../...../.....

HOME TELEPHONE NO: .....

MOBILE TELEPHONE NO: .....

DETAILS OF USE: .....

LENGTH OF LEASE REQ'D: .....

DO YOU HAVE THE RIGHT WORK IN THE UK? Yes  No

DO YOU HAVE A CRIMINAL RECORD? Yes  No

If you have ticked yes to the above question please give full details below:

.....

BANK NAME AND ADDRESS .....

.....

SORTCODE .....

BANK ACCOUNT NO .....

I/WE SUBMIT OFFER OF £ ..... IN WORDS .....

NB: LEGAL FEES WILL BE PAYABLE IN ADDITION TO THE OFFER.

DATED THIS ..... DAY OF ..... 2016

**In order to assess your application further, the Authority will apply for the following references:**

- 1. A Bank reference.**
- 2. 2 x trade References (if available).**
- 3. New businesses to provide a brief outline business plan on the proposed business.**
- 4. All prospective tenants' must provide proof of identity and address to the Council prior to completion of legal documentation by providing one document from each box shown on page 5 of these particulars.**

SIGNED: .....

NAME OF SOLICITOR (If applicable): .....



**Offer Enclosed: DO NOT OPEN**

**For Official Use Only**

Date Received	
Time Received	
Received by	

**PROPERTY TITLE:** 34 Market Street, Halifax

**FILE NUMBER:** 427

**Closure Date:** N/A

**SUBMIT TO:** Corporate Asset and Facilities Management,  
Calderdale Metropolitan Borough Council,  
1<sup>st</sup> Floor Northgate House, Northgate,  
HALIFAX HX1 1UN

 *Cut around the dotted line and stick this label to your envelope* 

The envelope shall not bear any name or mark indicating the sender. If you intend using the services of an independent delivery service (such as the Royal Mail or similar company) for the delivery of your offer by the return date, you should ensure that they do not affix anything to the offer envelope which can identify you as the sender of the documents otherwise your offer will be invalidated and will not be considered.

If you would like this information in another format or language, please contact:  
01422 393081

আপনি যদি এই তথ্য অন্য কোন মাধ্যম অথবা ভাষায় চান  
তাহলে দয়া করে যোগাযোগ করুন :

01422 393081

اگر آپ کو یہ معلومات کسی دوسری زبان  
یا شکل میں چاہیے تو رابطہ کریں:

01422 393081

Corporate Asset and Facilities Management  
Northgate House  
Northgate  
Halifax. HX1 1UN  
Telephone: 01422 392004  
Faxcimile: 01422 392059  
Email: [estate.management@calderdale.gov.uk](mailto:estate.management@calderdale.gov.uk)  
Website: <http://calderdale.gov.uk>



INVESTORS  
IN PEOPLE



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