



C.A.F.M.
Corporate Assets & Facilities Management

TO LET

5 Albion Street, Borough Market, Halifax

Ground floor shop, rental offers £4,500 p.a. exclusive of rates.

Ground floor area of approx.
12sq.m. (129 SQ.FT)

Prime town centre location by
the southern entrance of the
Borough Market and
opposite Westgate Arcade
and close to The Piece Hall.

Ideal for retail or food and
beverage uses (subject to
planning)



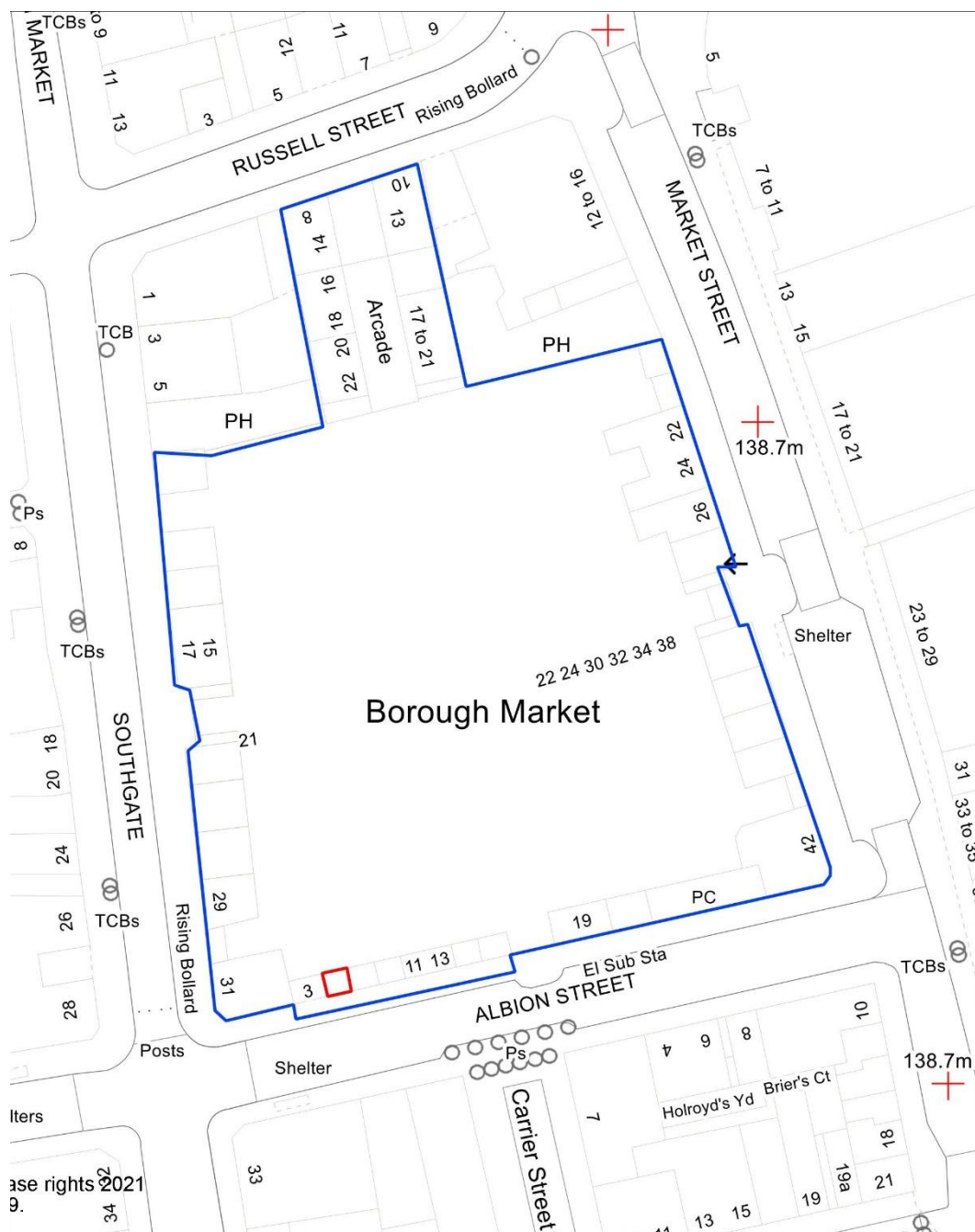
To arrange a viewing or for more information contact
01422 392004 or email estate.management@calderdale.gov.uk

Full Details – 5 Albion Street, Borough Market, Halifax

The shop is located on the southern side of the Borough Market on the pedestrian busy Albion Street in a good location, opposite the newly renovated Westgate Arcade and close to The Piece Hall. The new Halifax Sixth Form College on Northgate is also within a couple of minutes walking distance. It forms part of a busy row of small independent shops on a busy road.

There are plans to pedestrianise Market Street in the future and national retailers are located around the corner on Market Street, including Boots, WHSmith, the Post Office, Tesco's, Poundland and Iceland with further national retailers located in Woolshops.

The location of the property is shown edged red on the plan below:

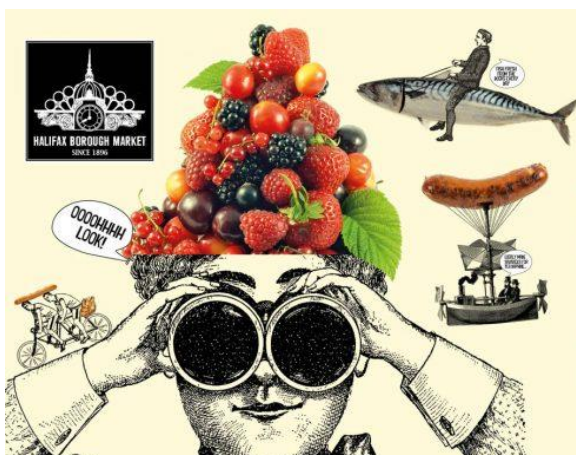


Halifax Borough Market

The Council have a vision for the future of Market Street and the historic Borough Market. The Council are looking at pedestrianising Market Street in the near future which would bring an increased footfall on one of the busiest retail streets in Halifax.

The Council are also exploring plans for improving and modernising the market hall to attract more visitors to the Borough Market and Halifax.

For more information go to www.halifaxboroughmarket.co.uk



WHAT CAN YOU FIND IN THE HALIFAX BOROUGH MARKET?

| | | |
|------------------------|---|--------------------------|
| 5 Family Butchers | An Espresso Bar | A Ladies Underwear Stall |
| 2 Seamstresses | 2 Cobblers | 2 Card Shops |
| 2 Bakers | 4 Clothing Stalls | A Fancy dress Stall |
| 2 Fruit & Veg Stalls | A CD & Vinyl Shop | A Shoe Shop |
| A Newsagent | An Engraver | A Home Furnishing Stall |
| 2 Wool Shops | A Book Shop | A Curtain Stall |
| A Haberdashery | A Traditional Sweet Shop | A Sock Stall |
| 2 Hardware Stores | 2 Barbers | 2 ChildrensWear stalls |
| A Hairdresser | 2 Tobacconists | 2 delis |
| 3 Fishmongers | 8 Cafes (including: Thai, Turkish, Russian, Traditional English, Crepes & Pie & Peas) | A Lighting Stall |
| A Florist | A Perfume Shop | 4 TakeAways... |
| A Baby's Clothes Stall | | FIND MUCH MORE.... |
| 3 Phone Shops | | |
| A Flat Cap Stall | | |

COME & EXPLORE... WWW.HALIFAXBOROUGHMARKET.CO.UK

Description

The property consists of a ground floor shop.

Accommodation

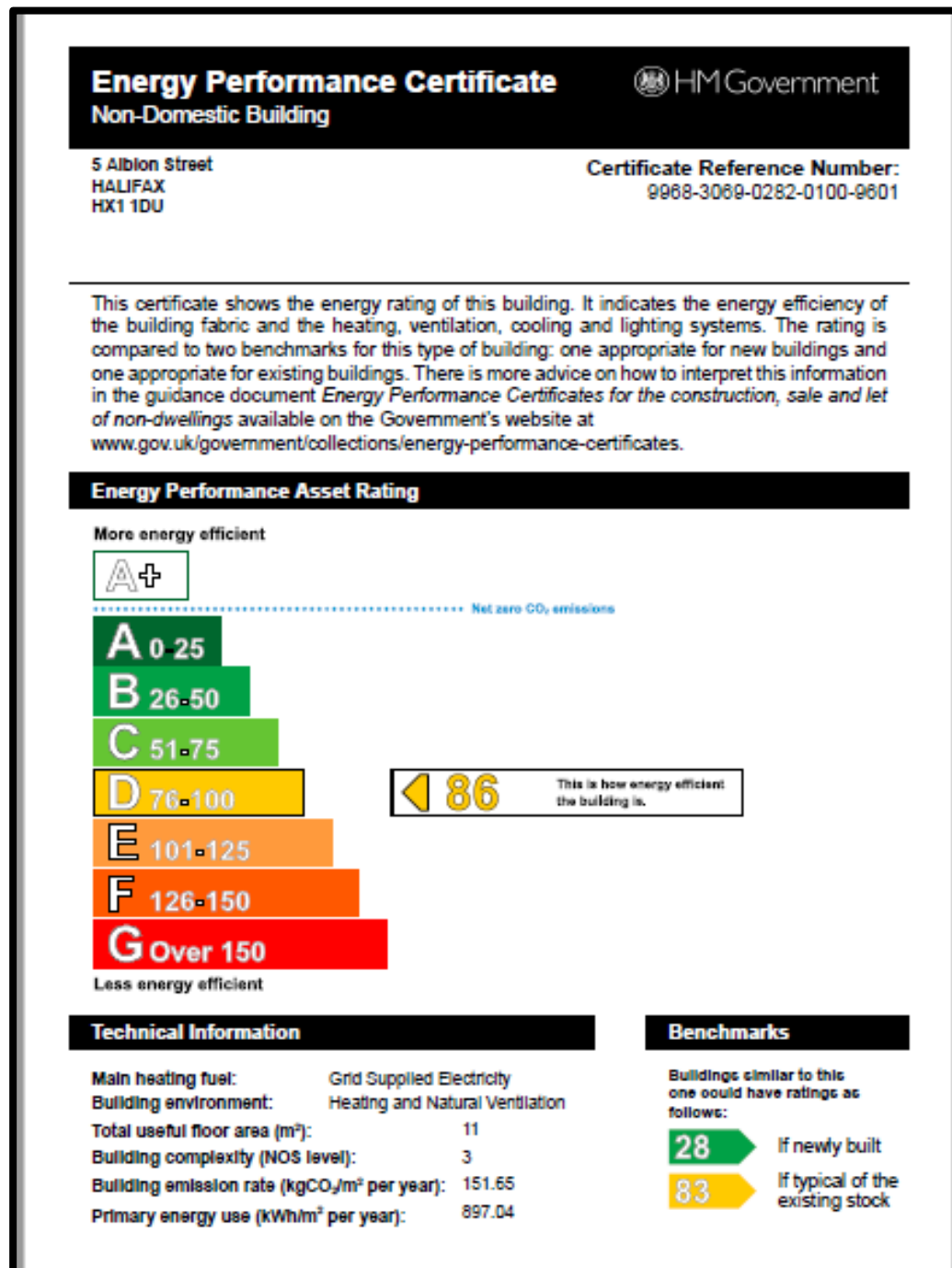
The property provides the following accommodation:

Shop Floor : App. 12 sq metres (129 sq feet)



Energy Performance Certificate

The property has been assessed as having an Energy Performance Asset Rating of **D** as illustrated below:



With effect from 1 April 2018 it is illegal to let a property that has either an F or G energy performance rating

Rent

Rental offers are invited in the region of **£4,500** 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 nearby. 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 **01422 392004** or email estate.management@calderdale.gov.uk

Rating

5 Albion Street has a rateable value of **£3,900** and the uniform business rate for the financial year 2022/23 is £0.512, reducing to £0.499 for small businesses.

In addition, the property is located in the Business Improvement District (BID) and attracts an additional 1.75% of rateable value BID levy in addition to the above, which currently amounts to £68.25

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.

Further business rates relief may be available.

Furthermore, the Government announced in the Budget on 29 October 2018 that it will provide a business rates Retail Discount scheme for occupied retail properties with a rateable value of less than £51,000.

The value of discount will be one third of the total bill and must be applied after mandatory reliefs and other discretionary reliefs have been applied. This discount will apply to properties wholly or mainly being used as shops, restaurants, cafes and drinking establishments.

For further information on Business Rates, phone 01422 393699.

Terms of Lease

- Flexible lease terms are available
- 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.
- A three month rent deposit will be payable before 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.
- 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.
- 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.
- Calderdale MBC will be responsible for maintaining the roof, walls and foundations, and for insuring the structure.
- The tenant is to be responsible for payment of the Council's legal costs in connection with the completion of the lease.
- The tenant is responsible for obtaining planning permission for the proposed use, should this be required.
- The tenant will be responsible for payment of the business rates and all other outgoings.
- The assignment of the whole will be permitted, but subletting of the whole or part is not permitted.
- No alteration or improvements must be undertaken without the prior written consent of the Council.
- All signage and external paintwork must be in keeping with the Victorian shop front and agreed prior with Calderdale MBC.
- All Original features, fittings must not be removed from the premises.
- 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.
- Not to use any part of the pavement of the demised premises for the sale, display or storage of goods.

Misrepresentation Act

Calderdale Council, as Lessor, gives notice that –

- These particulars do not constitute any part of any offer or contract.
- All statements contained in these sales particulars as to the property are made without responsibility on the part of the Vendor.
- None of the statements contained in these particulars as to the property are to be relied upon as statements of fact.
- Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of each of the matters contained within these particulars.
- 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.
- 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.

PRIVACY NOTICE

Calderdale Council is registered with the information Commissioners Office (ICO) under the provisions of the Data Protection Act 1998. The Council takes its responsibilities under the Act very seriously.

The information provided by you is collected purely for the administration of your application for a new tenancy of this property/land. We need to collect this information in order to consider your application and for the completion of a potential lease should you be successful in your application. Processing your data is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract.

You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it. Completion of this form/sharing your information with us constitutes explicit consent from you for us to process your data for this purpose. You may withdraw this consent at any time by writing to Lee Wigley, Estates Manager, 3rd Floor, Princess Buildings, Princess Street, Halifax, HX1 1TP.

You also have the right to complain to the Data Protection Officer if you feel that your data has not been handled in accordance with the law.

The Councils Data Protection Officer is Tracie Robinson and can be contacted at information_management@calderdale.gov.uk

Your name, contact details and details of your request are recorded electronically on our system. The information will be retained whilst the Council is assessing your application; unsuccessful applications will be kept until the lease to the successful party completes, whilst successful applications will be kept for the period of the lease plus 6 years.

Offers and Offer Procedure

Rental offers are invited in the region of **£4,500** per annum, exclusive of rates and service charge for common parts/services. All offers should be made on the Offer Letter included with these details, which should be submitted using the attached address label.

The successful offer or 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 offer or by way of postal franking or otherwise.

The Council does not undertake to accept the highest, or any, rental offer.

The Council will not accept responsibility for **any** costs incurred by a purchaser 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.

| IDENTITY DOCUMENTS | EVIDENCE OF ADDRESS |
|---|--|
| 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 | 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 |

OFFER LETTER FOR 5 Albion Street, Borough Market, Halifax

CLOSING DATE FOR OFFERS – 30th March 2022

NAME OF INDIVIDUAL(S) OR COMPANY: _____

HOME/BUSINESS ADDRESS INCLUDING POSTCODE:

E-MAIL ADDRESS FOR MAIN CONTACT: _____

HOME/BUSINESS TELEPHONE NO(S) _____

MOBILE TELEPHONE NO(S): _____

DETAILS OF PROPOSED USE OF PROPERTY: _____

LENGTH OF LEASE REQUIRED: _____

ANY OTHER RELEVANT DETAILS (*continue on separate sheets if necessary*):

I/WE SUBMIT OFFER OF £ _____ IN WORDS _____

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

BANK NAME AND ADDRESS (*to enable the council to undertake a bank reference*):

SORTCODE: ____ - ____ - ____ BANK ACCOUNT NO: _____

NAME & ADDRESS OF YOUR SOLICITOR (*If applicable*):

If your offer is accepted the Authority will apply for the following references:

A Bank reference.

2 x trade References (if available).

If you are a new business or cannot provide any trade references please provide a brief outline business plan on the proposed business using a template to be provided by the Council.

All prospective tenants' must provide proof of identity and address to the Council prior to completion of legal documentation, including right to work in the UK and date of birth if required.

SIGNED: _____

PRINT NAME: _____

DATE: ____ / ____ / ____

As noted on the Privacy Notice attached to these marketing particulars, by signing this form this

Offer Enclosed: DO NOT OPEN

For Official Use Only

| | |
|---------------|--|
| Date Received | |
| Time Received | |
| Received by | |

PROPERTY TITLE: 5 Albion Street, Borough Market, Halifax

FILE NUMBER: 0427

Closure Date: TBC

SUBMIT TO: Corporate Asset and Facilities Management,
Calderdale Metropolitan Borough Council,
Princess Buildings, Princess Street,
HALIFAX HX1 1TP



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.