



**19 King Edward Street
HALIFAX
HX1 1BW**

- Ground floor retail unit of **111.0 sq m (1,194 sq ft)** plus ancillary basement storage
- Town Centre location close to the bus and train stations.
- Rent: **£12,000 pax**

SITUATION

The property is located in the heart of Halifax Town Centre on King Edward Street with the bus station and train station a convenient walk away.

Local occupiers include a Lloyds Bank, Tesco and Mitchell & Butlers pub, and the popular Westgate Arcade is closeby.

Pay & display on street car parking is available closeby.

PROPERTY/ACCOMMODATION

The property briefly comprises the ground floor retail unit with large display windows and ample foot traffic, located in the heart of the pedestrianised Halifax Town Centre benefiting from surrounding occupiers including Harveys, Tesco and the Westgate Arcade. The premises is set over two floors with ancillary storage located in the basement. Kitchen and WC units are located at the rear of the unit. A full refurbishment programme has been scheduled to provide air conditioning, new W/C's and benefitting from paint and plaster walls, suspending ceilings with inset lighting, kitchen facilities and new carpeting throughout.

The property comprises the following approximate floor areas:

	Sq. m.	Sq. ft.
Ground Floor	53.0	570
Basement	58.0	624
TOTAL AREA	111	1194

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):	£5,800

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

£12,000 per annum exclusive Subject to Lease, plus VAT—if appropriate.

LEASE

The property is available to let upon a new effective 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

Each party to be responsible for their own legal costs in this transaction

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint agents:

Sharma Williamson

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Walker Singleton

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