

PRIME SHOP TO LET

HALIFAX

9 THE SQUARE



Description

Woolshops Shopping Centre is the prime pitch in Halifax and provides in excess of 250,000 sq. ft. of retail accommodation together with a 320 space shoppers car park. Tenants currently trading from the centre include **Marks & Spencer, Boots, New Look, Accessorize, Thorntons** and **TopShop/TopMan**.

The property is situated immediately adjacent to **Brighthouse** and **Peacocks**, whilst in proximity to **Specsavers**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors comprising the following areas and dimensions:

Internal Width	20 ft 2 ins	(6.15 m)
Shop Depth	71 ft 7 ins	(21.82 m)
Ground Floor Sales	1,238 sq. ft	(115.01 sq. m)
First Floor Ancillary	1,288 sq. ft	(119.66 sq. m)

Lease

The premises are available by way of a new effective full repairing and insuring lease for a term of 10 years, subject to an upward only rent review in the 5th year.

Rent

£18,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £9,800 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£20,000
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 75. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

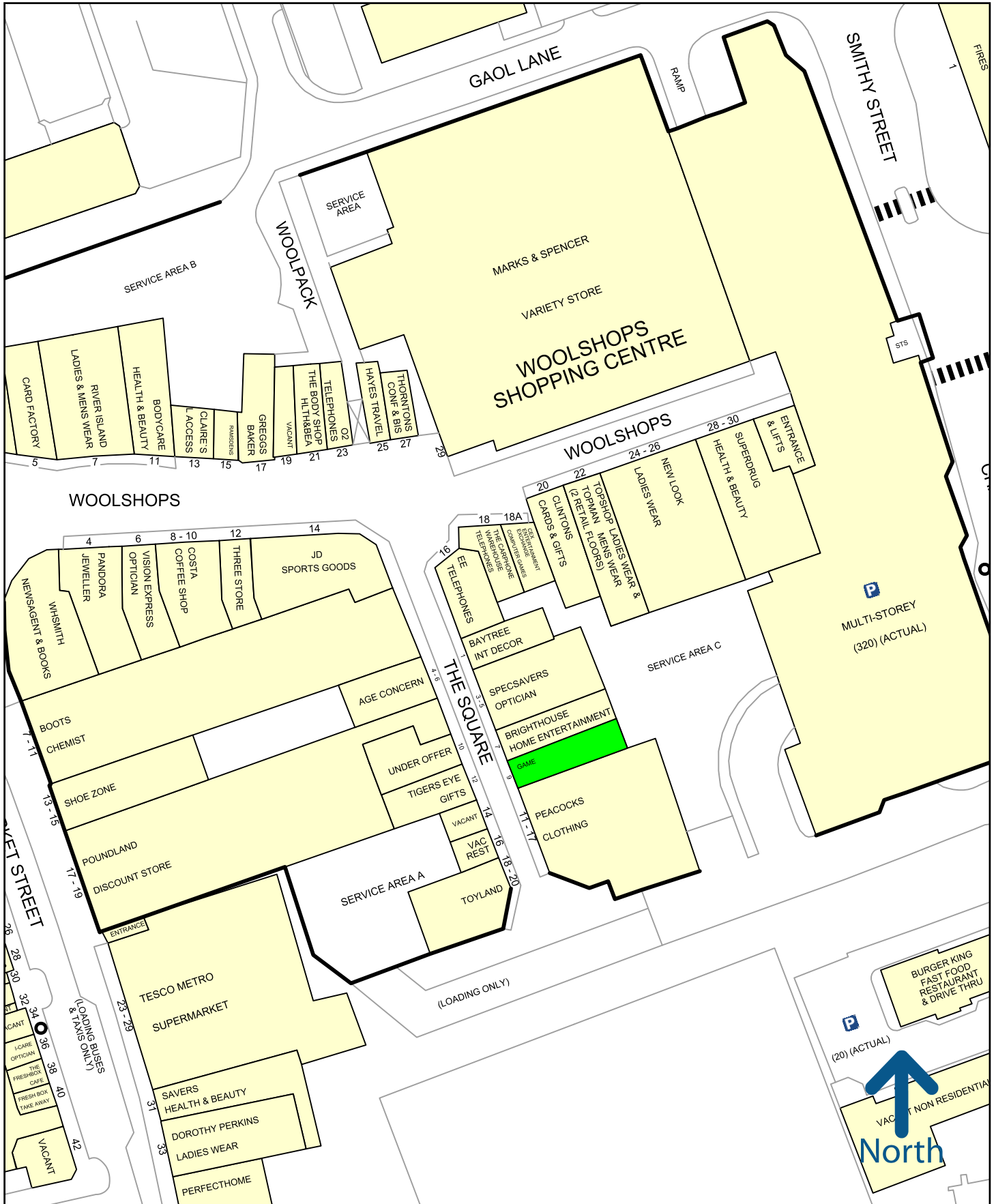
Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

Harry Jeffery 07539 299736
harry.jeffery@greenpartners.co.uk

Or, **Barker Proudlove**, contacting:

James Lamming 07715 678630
james@barkerproudlove.co.uk

Subject to Contract



Experian Goad Plan Created: 06/02/2019
Created By: Green and Partners

