

SHOP TO LET

HALIFAX

UNIT 7, THE SQUARE

WOOLSHOPS SHOPPING CENTRE



Description

Woolshops Shopping Centre offers 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, River Island, Superdrug** and **TopShop/TopMan**.

The property is situated immediately adjacent to **Specsavers** and **Game** whilst in close proximity **Boots, Peacocks, EE, JD Sports** and **Barrhead Travel**.

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

Accommodation

The premises are arranged over ground and first floors and provide the following approximate areas:

| | | |
|------------------------------|---------------|----------------|
| Ground Floor | 1,238 sq. ft. | (115.01 sq. m) |
| First Floor Ancillary | 1,288 sq. ft. | (119.66 sq. m) |

Lease

The premises are available, subject to vacant possession, 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

Upon application.

Service Charge

The current service charge for the financial year is £11,921 per annum.

Business Rates

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

| | |
|-----------------------|---------|
| Rateable Value | £16,000 |
| UBR (20/21) | 0.499p |

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

EPC

The property has an EPC rating of D 89. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

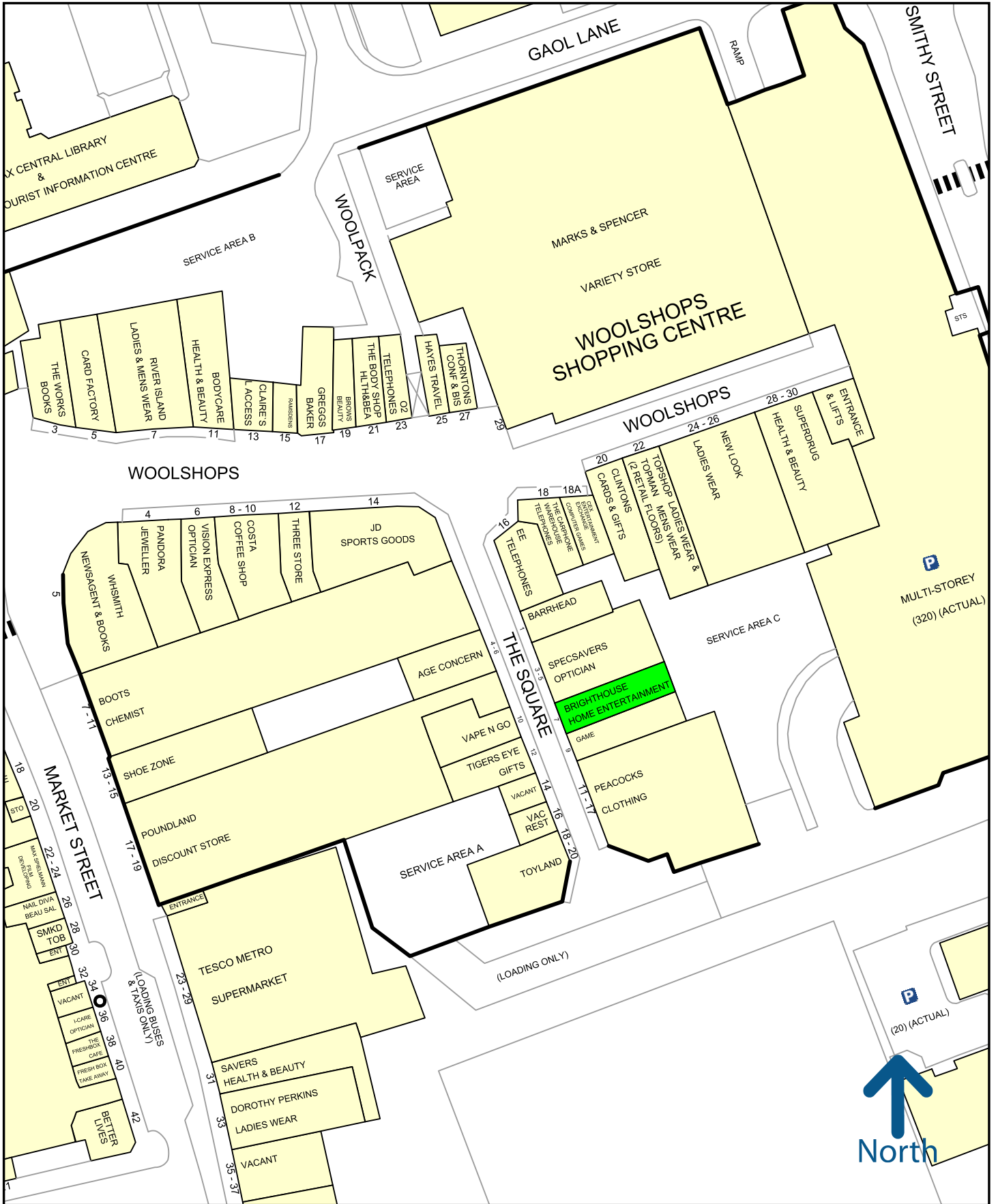
Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

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: 13/07/2020
Created By: Green and Partners

