

SHOP TO LET

HALIFAX

UNIT 18A

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 **EE** and **CEX** whilst in proximity to **New Look, TopShop, JD Sports, Boots** and **M&S**.

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

Accommodation

The premises are arranged over ground floor only and provide the following approximate areas:

Ground Floor Sales	690 sq. ft.	(64.1 sq. m)
Ground Floor Ancillary	100 sq. ft.	(9.29 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 £9,588 per annum.

Business Rates

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

Rateable Value	£57,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 71. 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:

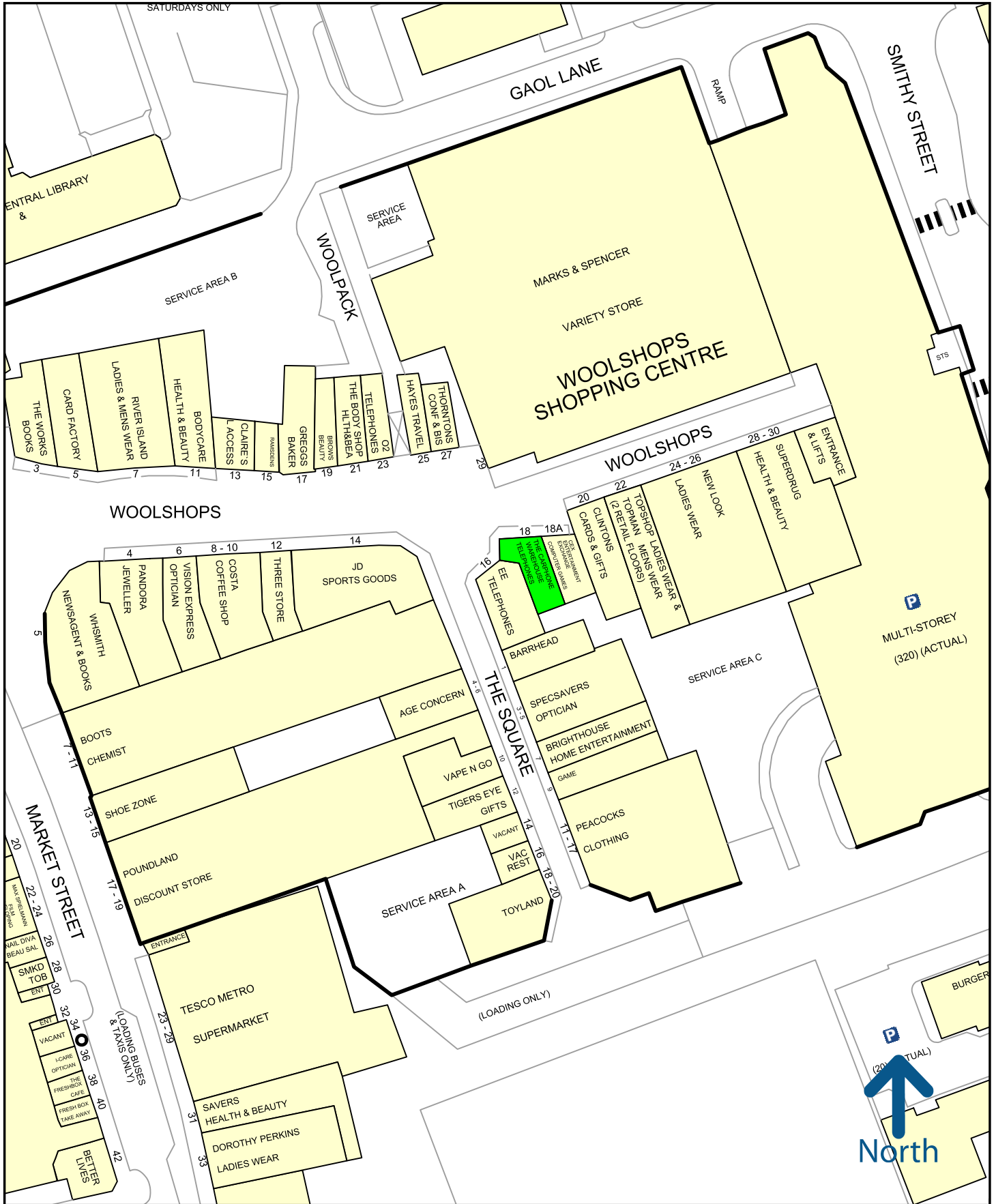
Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

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

Or, **Barker Proudlove**, contacting:

James Lamming 0113 388 4848
james@barkerproudlove.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 13/07/2020

Created By: Green and Partners

