

PRIME SHOP TO LET HALIFAX

UNIT 27,
WOOLSHOPS SHOPPING CENTRE

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, Superdrug, JD Sports, Costa** and **River Island**.

The property is situated immediately adjacent to **Hays Travel** and **Marks and Spencer** whilst in close proximity to **EE, O2** and **The Body Shop**.

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

Accommodation

The property provides the following approximate accommodation:

Ground Floor Sales	484 sq. ft	(44.97 sq. m)
First Floor Storage	409 sq. ft	(38 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 to be agreed.

Rent

£22,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £5,657 per annum.



Business Rates

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

Rateable Value	£26,500
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 D91. 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:

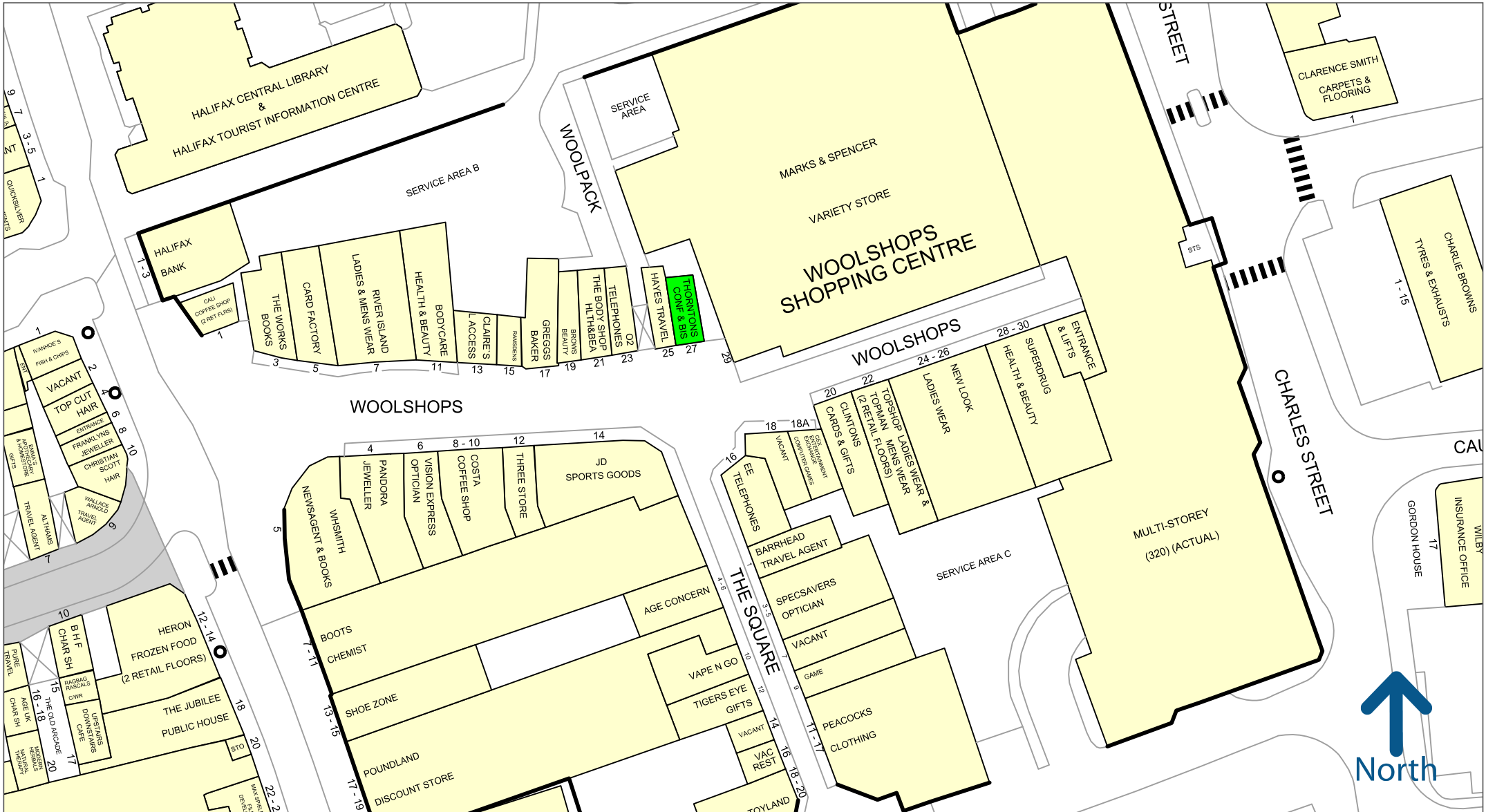
Harry Jeffery 07539 299736
harry.jeffery@greenpartners.co.uk

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

Or, **Barker Proudlove**, contacting:

James Lamming 07715 678630
james@barkerproudlove.co.uk

Subject to Contract



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