

SHOP TO LET

HALIFAX

UNIT 22

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, WH Smith and Costa.**

The property is situated immediately adjacent to **New Look** and **Clintons** whilst in close proximity to **Superdrug, Marks & Spencer, CEX, EE, JD Sports** and **O2.**

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

Accommodation

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

Ground Floor Sales	2,010 sq. ft.	(186.73 sq. m)
First Floor Storage	2,128 sq. ft.	(197.69 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

Upon application.

Service Charge

The current service charge for the financial year is £17,711 per annum.



Business Rates

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

Rateable Value	£59,000
UBR (20/21)	0.512p

All parties are to be 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

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

