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 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

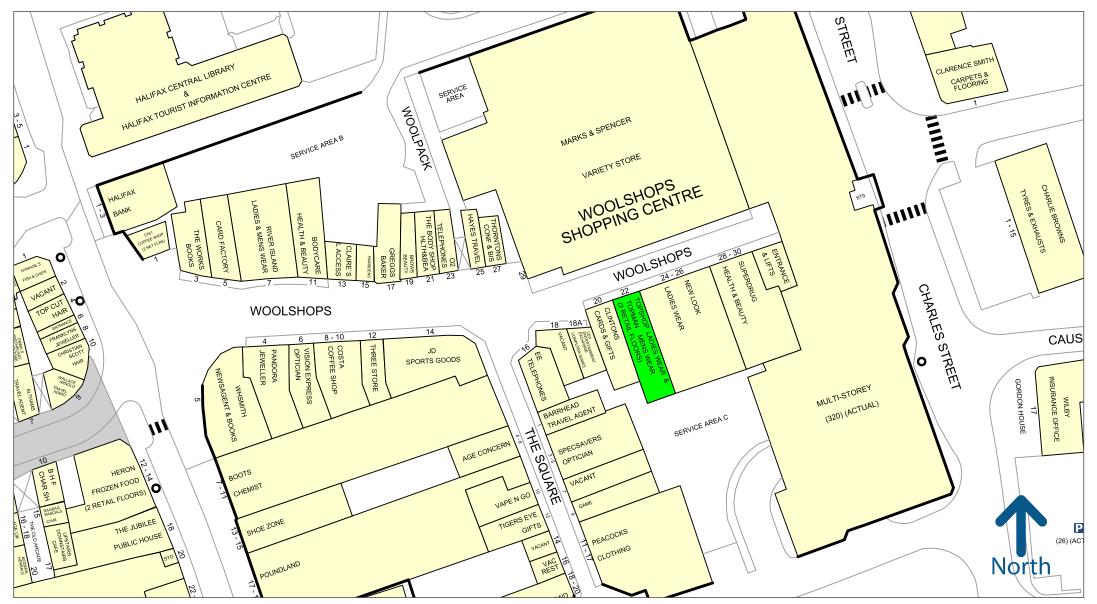


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Experian Goad Plan Created: 03/02/2021 Created By: Green and Partners

50 metres



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