

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 10b 18b The Woolshops Shopping Centre, Halifax

**Rent: On application****Ground Floor Area**

690 Sq ft / 64 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove**

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Location:

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.

Demise:	Sq Ft	Sq M
Ground Floor Sales	690	64.1
Ground Floor Ancillary	100	9.29

Rent:

Upon application.

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £57,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £9,588.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

August 2020

Subject to Contract

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