

SHOPPING CENTRE PROPERTY / CLASS E

Unit 27 The Woolshops Shopping Centre, Halifax



LET

Rent: £22,500 PA

Ground Floor Area

484 Sq ft / 45 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Emanuel Oliver

Llyr Emanuel

Tel: 0151 236 6725

Email: llyr@emanueloliver.com

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 and Superdrug.

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

Demise:	Sq Ft	Sq M
Ground Floor Sales	484	44.97
First Floor Storage	409	38

Rent:

We are seeking offers in the order of £22,500 per annum exclusive.

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 £18,000.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the current year stands at approximately £5,657 per annum.

EPC:

Energy Performance Asset Rating - D

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:

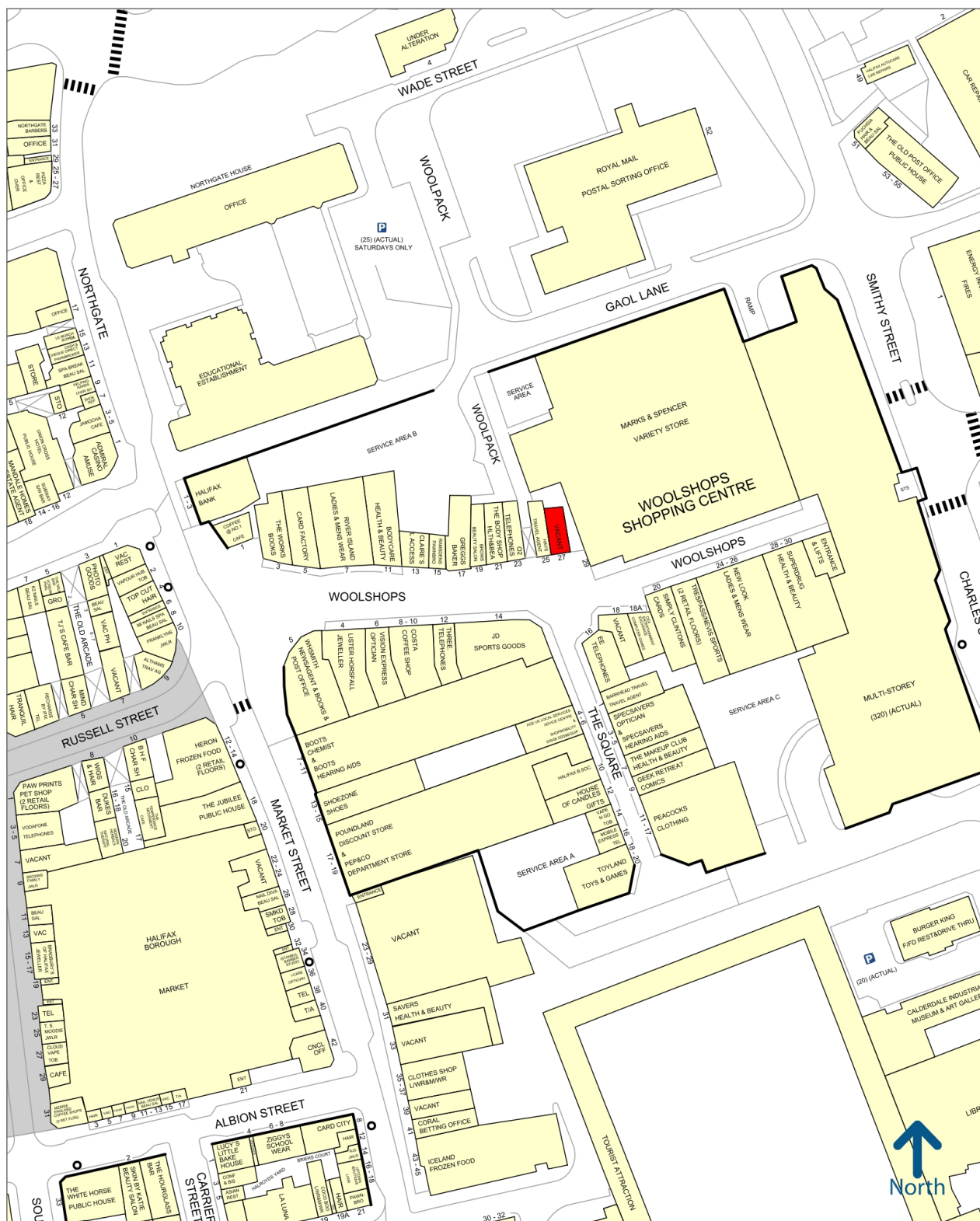
January 2021

Subject to Contract

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Halifax



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