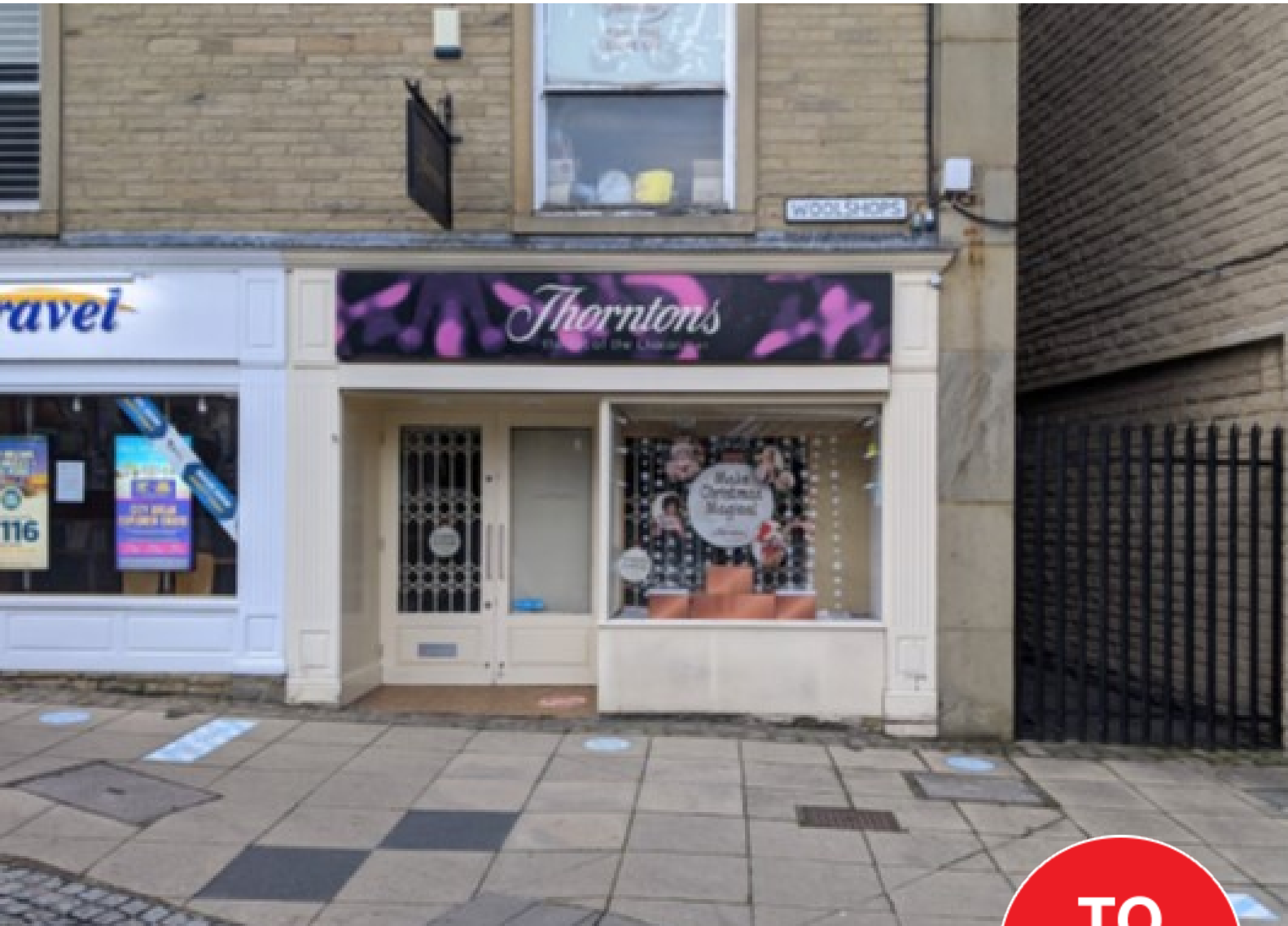




SHOPPING CENTRE PROPERTY / CLASS E
Unit 27 The Woolshops Shopping Centre, Halifax



Rent: £22,500 PA
Ground Floor Area
484 Sq ft / 45 Sq M

**TO
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 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 £26,500.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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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