Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS A1

Unit 43 9 The Square, The Woolshops Shopping Centre, Halifax

barkerproudlove
retail property consultants

LET

Rent: **On application**

Ground Floor Area
1,238 Sq ft / 115 Sq M

Viewing Strictly through the joint letting agents.

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Location:
The Woolshops Shopping Centre is the prime pitch in Halifax with a 320 space car park. Tenants trading from the centre include M&S, Boots, New Look, River Island, Accessorize, Thorntons and Topshop/Topman.

The subject property is located in between Peacocks and Specsavers. Other retailers trading in the vicinity include Toyland, EE and Barrhead Travel.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	1238	115
First Floor Ancillary	1288	119.7

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 unit has a 2017 rateable value assessment of £16,000.

For further details visit Gov.uk or contact the business rates department in 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 is to be confirmed.

EPC:
Energy Performance Asset Rating - C

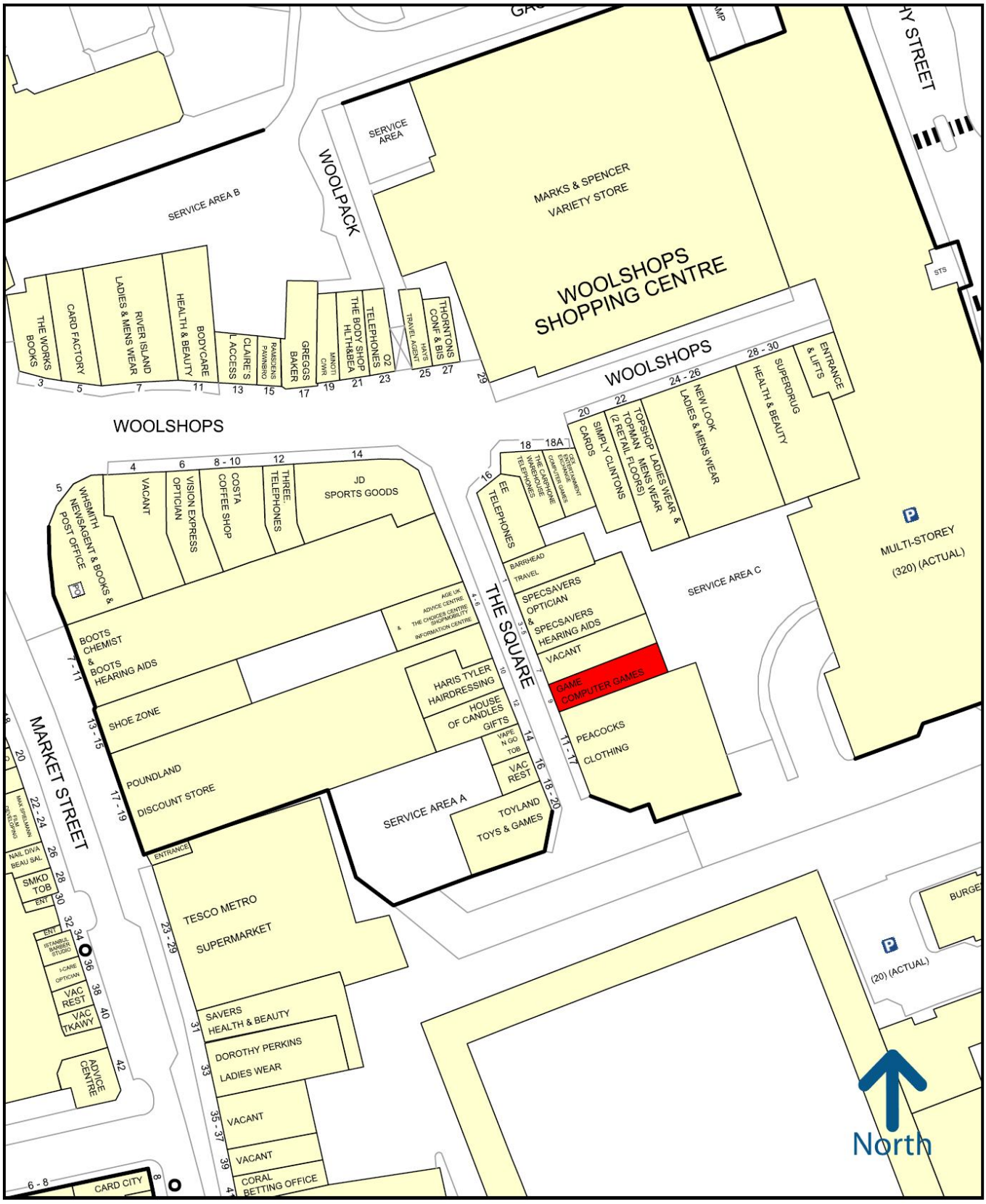
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020


WOOLSHOPS SHOPPING CENTRE
MARKS & SPENCER VARIETY STORE
SERVICE AREA
SERVICE AREA B
WOOLPACK
WOOLSHOPS
THE WORKS BOOKS
CARD FACTORY
LADIES & MENS WEAR
RIVER ISLAND
HEALTH & BEAUTY
BODYCARE
CLAIRE'S ACCESSORIES
RAMSDENS PAWNBROKING
GREGGS BAKER
MINOTI CAFE BAR
THE BODY SHOP HLTH&BEA
TELEPHONES O2
TRAVEL AGENT HAYS
THORNTONS CONF & BIS
WOOLSHOPS
ENTRANCE & LIFTS
HEALTH & BEAUTY
SUPERDRUG
LADIES & MENS WEAR
NEW LOOK
TOPSHOP LADIES WEAR & TOPMAN MENS WEAR (2 RETAIL FLOORS)
SIMPLY CLINTONS CARDS
THE CARPHONE WAREHOUSE TELEPHONES
GCX ENTERTAINMENT EXCHANGE COMPUTER GAMES
EE TELEPHONES
BARRHEAD TRAVEL
SPECSAVERS OPTICIAN & SPECSAVERS HEARING AIDS
VACANT
GAME COMPUTER GAMES
PEACOCKS CLOTHING
SERVICE AREA C
MULTI-STOREY (320) (ACTUAL)
THE SQUARE
WHSMITH NEWSAGENT & BOOKS & POST OFFICE
VACANT
VISION EXPRESS OPTICIAN
COSTA COFFEE SHOP
THREE TELEPHONES
JD SPORTS GOODS
BOOTS CHEMIST & BOOTS HEARING AIDS
AGE UK ADVICE CENTRE & THE CHOICES CENTRE SHOPMOBILITY INFORMATION CENTRE
SHOE ZONE
HARIS TYLER HAIRDRESSING
HOUSE OF CANDLES GIFTS
VAPE N GO TOB
VAC REST
POUNDLAND DISCOUNT STORE
ENTRANCE
SERVICE AREA A
TOYLAND TOYS & GAMES
MARKET STREET
NAIL DIVA BEAU SAL
SMKD TOB
ENT
ISTANBUL BARBER STUDIO
I-CARE OPTICIAN
VAC REST
VAC TKAWY
ADVICE CENTRE
TESCO METRO SUPERMARKET
SAVERS HEALTH & BEAUTY
DOROTHY PERKINS LADIES WEAR
VACANT
VACANT
CORAL BETTING OFFICE
CARD CITY
(20) (ACTUAL)
North