

TO LET

SUBJECT TO VACANT POSSESSION

Unit 43, 9 The Square, The
Woolshops
Halifax



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 Bright House and Peacocks. Other retailers trading in the vicinity include Specsavers, Everything Everywhere, Poundland and Boots.

Accommodation

The unit is arranged over the ground and first floors

The premises comprise the following approximate net internal floor areas:

Demise	Feet	Metres
Internal Width	20' 2"	6.2

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,238	115.0
First Floor Ancillary	1,288	119.7

Rent

We are seeking rental offers in the order of £18,500 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 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.

Service Charge

The on-account service charge for the year 2018 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.

SUBJECT TO CONTRACT

Details prepared March 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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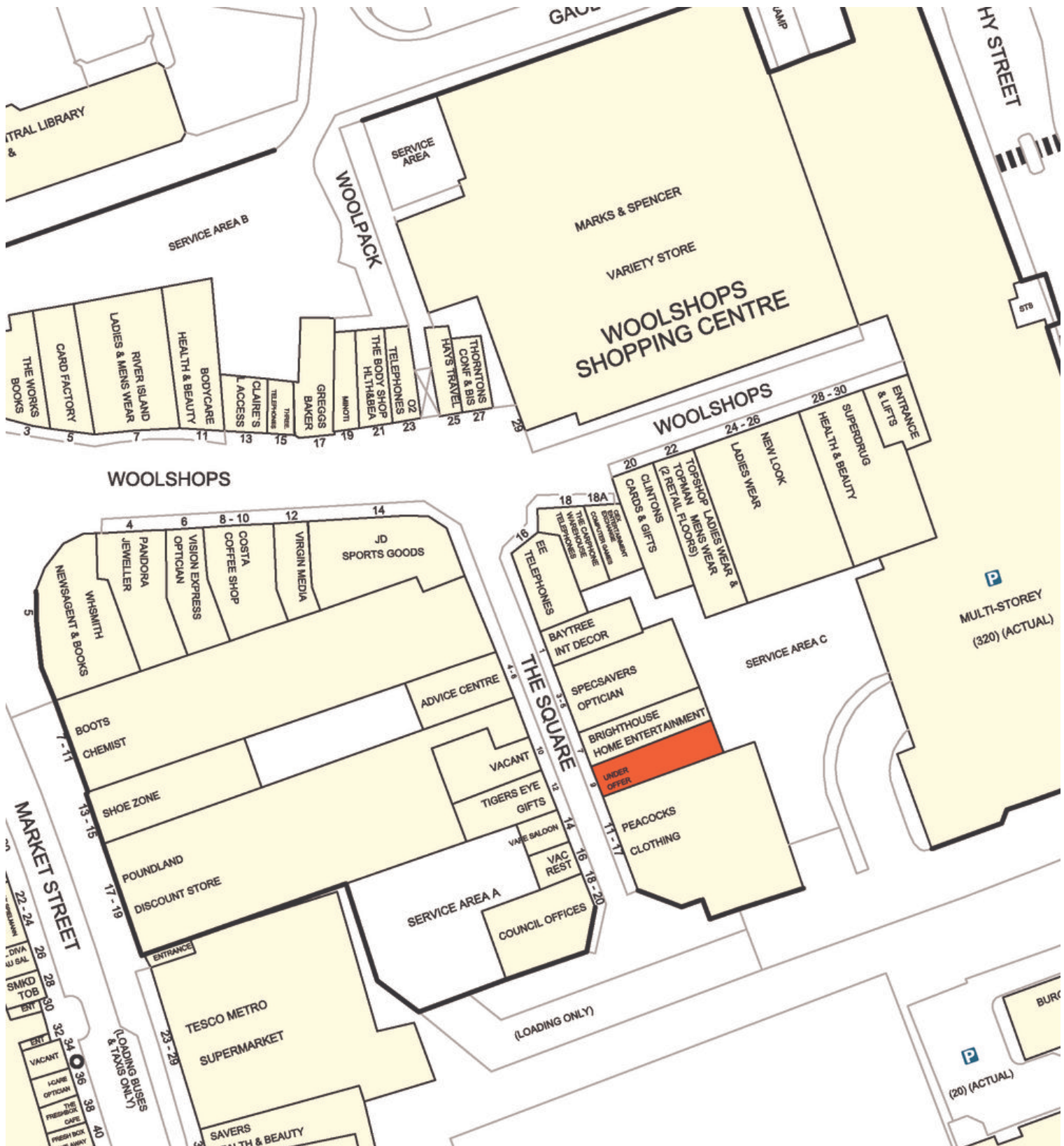
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