UNIT 42 (7 The Square) WOOLSHOPS, HALIFAX

RETAIL UNIT TO LET

LOCATION

Halifax is a Yorkshire market town, located 17 miles south west of Leeds. The unit sits in the heart of the Woolshops Shopping Centre which is the prime retail destination within the town. Neighbouring Halifax Piece Hall, the scheme is anchored by M&S and hosts a number of national tenants including New Look, Superdrug, Costa and Specsavers.

RENT

£12,500 per annum exclusive

Rent is exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

DESCRIPTION

The property is arranged over ground and first floor.

Plans are available upon request

LEASE

New eFRI lease for a term of years to be agreed.

FLOOR AREAS

The units provide the following approximate areas, which are to be used as a guide only:

Ground Floor - 1,283 sq ft

First Floor - 1,361 sq ft

RATEABLE VALUE

The unit has the following Rateable Value from 1 April 2023:

£18,750

Interested parties should confirm the exact Business Rates payable with the local authority.

USE

The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning.

SERVICE CHARGE

£12,040 per annum

EPC

A copy of the full certificate and report can be provided upon request.

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JOINT AGENT
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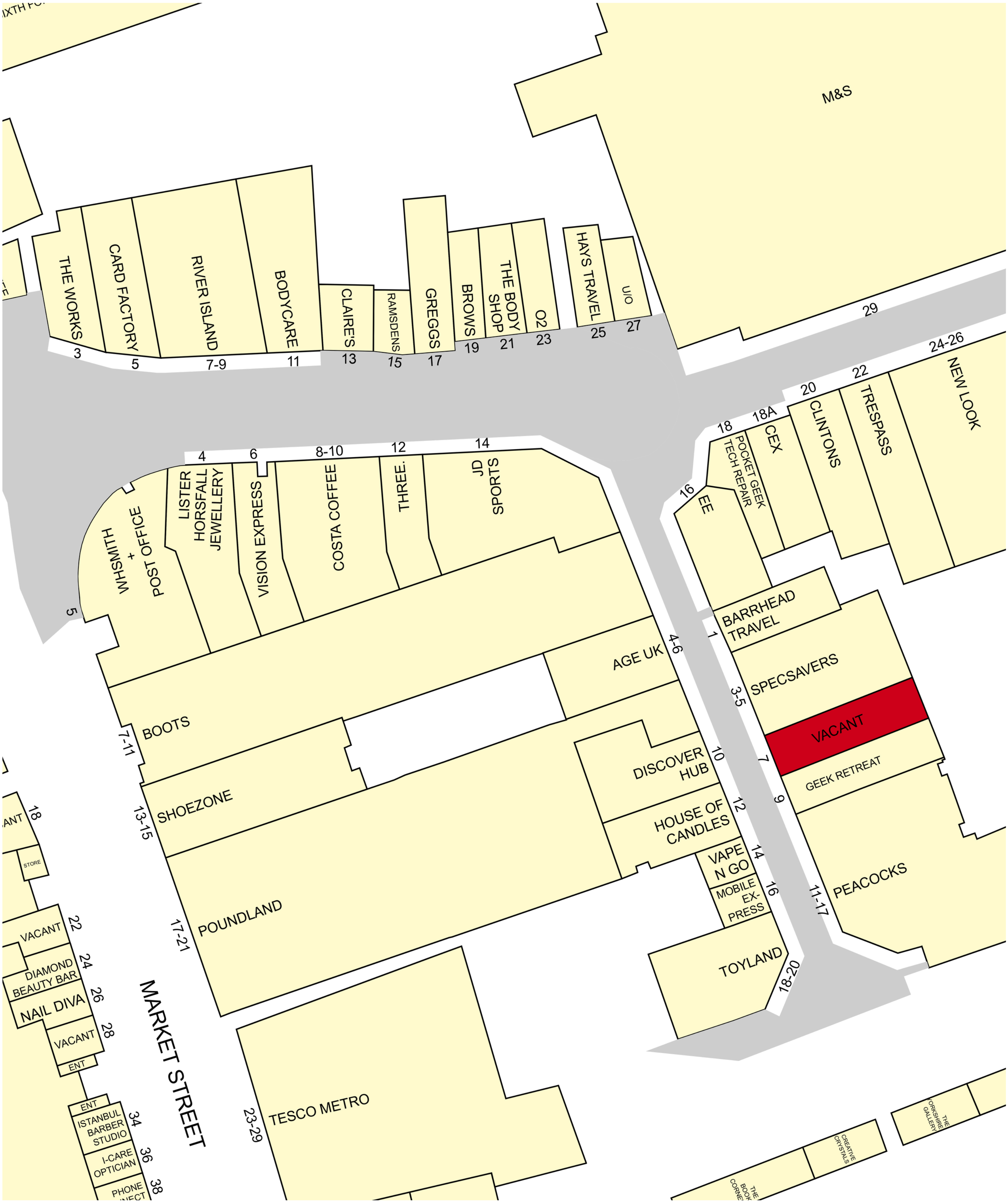

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