



WOOLSHOPS

BY **M**

RETAIL OPPORTUNITIES

Halifax, West Yorkshire, HX1 1RU

Total
Development
236,923 sq.ft

(22,011 sq.m)



- Prime retail provision in Halifax
- High footfall and passing traffic location
- 310 space, two level car park

Tenants
include:



WHSmith

Managed by

EVOLVE.
part of M Core

0207
228 6508

evolveestates.com

A VIBRANT SHOPPING CENTRE

Woolshops Shopping Centre provides a modern open-air shopping environment and is the focus of the prime retail provision in Halifax. The property sits between the town's bus station and the historic Piece Hall. The property's car park is the town's principal parking provision. It is highly accessible from Winding Road/ Smithy Street helping make the asset the principal point of entrance to the town centre for those arriving by car.

Woolshops Shopping Centre connects to the traditional core on Market Street which is another popular point of entry into the town centre with bus stops and taxi drop off / pick up points. Halifax's railway station is situated on Discovery Road within a 5 minute walk of the Shopping Centre. Broad Street Plaza development is situated approximately 500 metres north of Woolshops Shopping Centre.



Anchored
by a
48,338 sq.ft
M&S

Strong community and convenience focus with occupiers including M&S, Boots and Poundland.

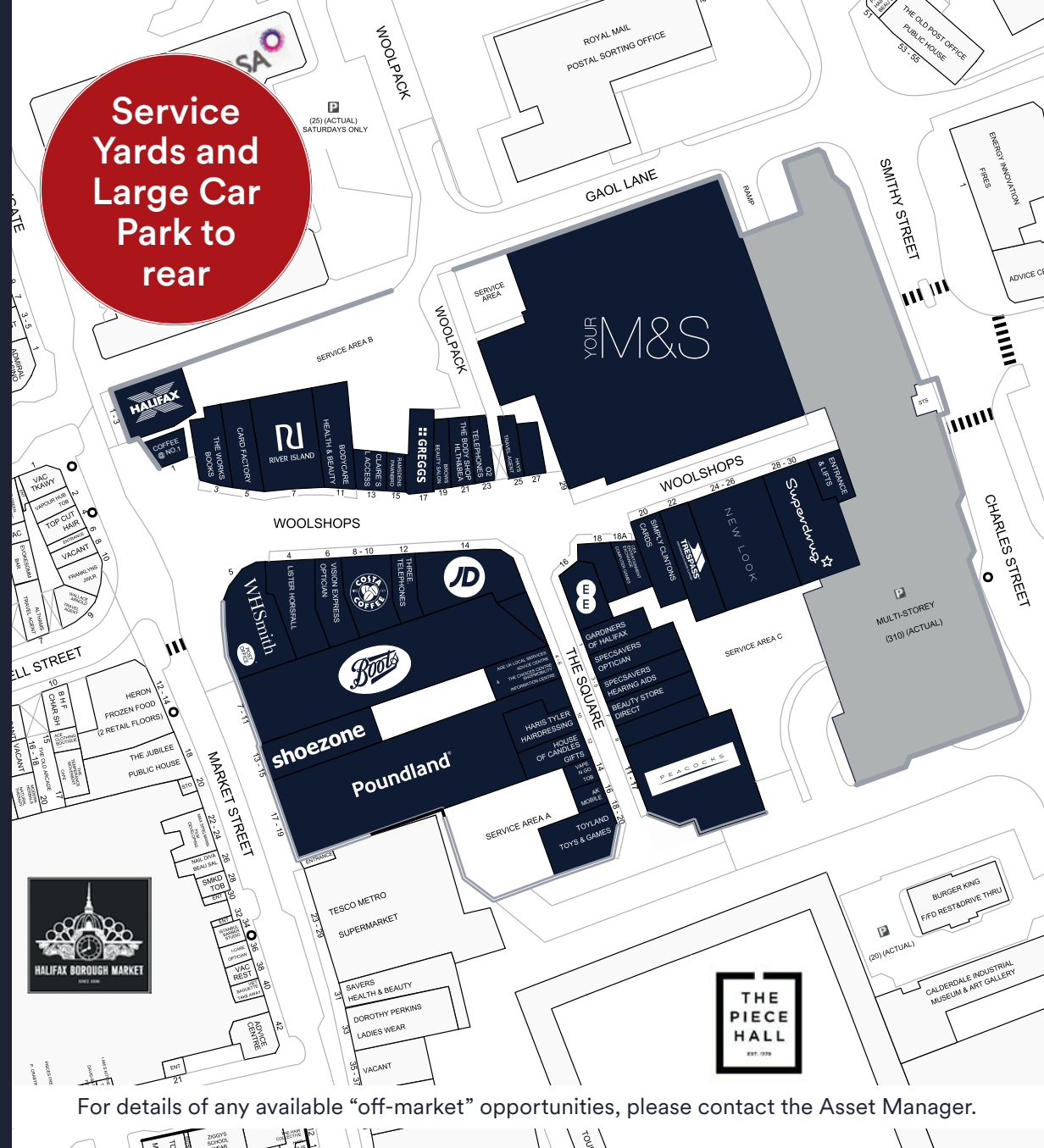
RETAIL BUSINESS OPPORTUNITIES

Woolshops Shopping Centre is set as an open-air streetscape environment with open cobbled streets, blending seamlessly with the historic surroundings.

The centre was developed in 1983 and later extended in 2000 to comprise 236,923 sq ft arranged over ground and first floor accommodation.

The scheme is anchored by its 310 space car park and a 48,338 sq ft Marks and Spencer, which includes a food and general merchandise offer. The popular twin deck car park attracts over 372,000 vehicle entrants per annum (2019) and footfall is towards 6 million per annum (5.8m 2019).

Excellent accessibility and a regular shop focussed line up give Woolshops Shopping Centre a strong community and convenience focus. Occupiers include M&S, Boots, Costa Coffee, Superdrug, Bodycare and Poundland. The centre also caters for the mid-market fashion demand with JD Sports, River Island and New Look.



For details of any available “off-market” opportunities, please contact the Asset Manager.

Primary retail catchment population of 208,300 people within a 20 minute drivetime catchment.

DOMINANT RETAIL PROVISION

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The properties benefits from a Class E Planning Consent which allows a wide range of uses - subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



7.4 Acres site



236,923 SQ.FT
22,011 SQ.M



20,002 SQ.FT
1,858 SQ.M

Poundland®

35,708 SQ.FT
3,317 SQ.M

YOUR M&S

48,338 SQ.FT
4,491 SQ.M



310 CAR PARK
SPACES



5.8M FOOTFALL
(2019)

PRIME RETAIL LOCATION

Halifax is the administrative centre of the Metropolitan Borough of Calderdale. It has been known as the centre of England's woollen manufacturing industry since the 15th Century (originally through Halifax's Piece Hall). Halifax is located approximately 15 miles south west of Leeds, 7 miles south west of Bradford and 32 miles north east of Manchester.

By Bus

Halifax bus station is just a short 2-minute walk to and from the centre. There are bus stops located on Market Street, which is situated at the top of Woolshops.

By Car

The Woolshops carpark is situated on Gaol Lane, with over 300 spaces available. Woolshops is easily accessible from the M62: Junction 24 from Huddersfield A629 North. Follow the SatNav Post code: HX1 1AA, which will bring you to the car park entrance by Marks & Spencer.

By Foot

To locate the Woolshops, follow the pedestrian fingerpost signs for the Woolshops.

From the Railway Station

Woolshops is just a 5 minute walk from Halifax railway station. Head west onto Square Road, take the first right onto Square Road and continue onto Charles Street. You will find Woolshops Shopping Centre on your left.



www.woolshopsshoppingcentre.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Managed by

EVOLVE.
part of IM Core

**0207
228 6508**

evolveestates.com

Guy Robinson

M: 07552 725304

E: gtr@evolveestates.com