



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:



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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.

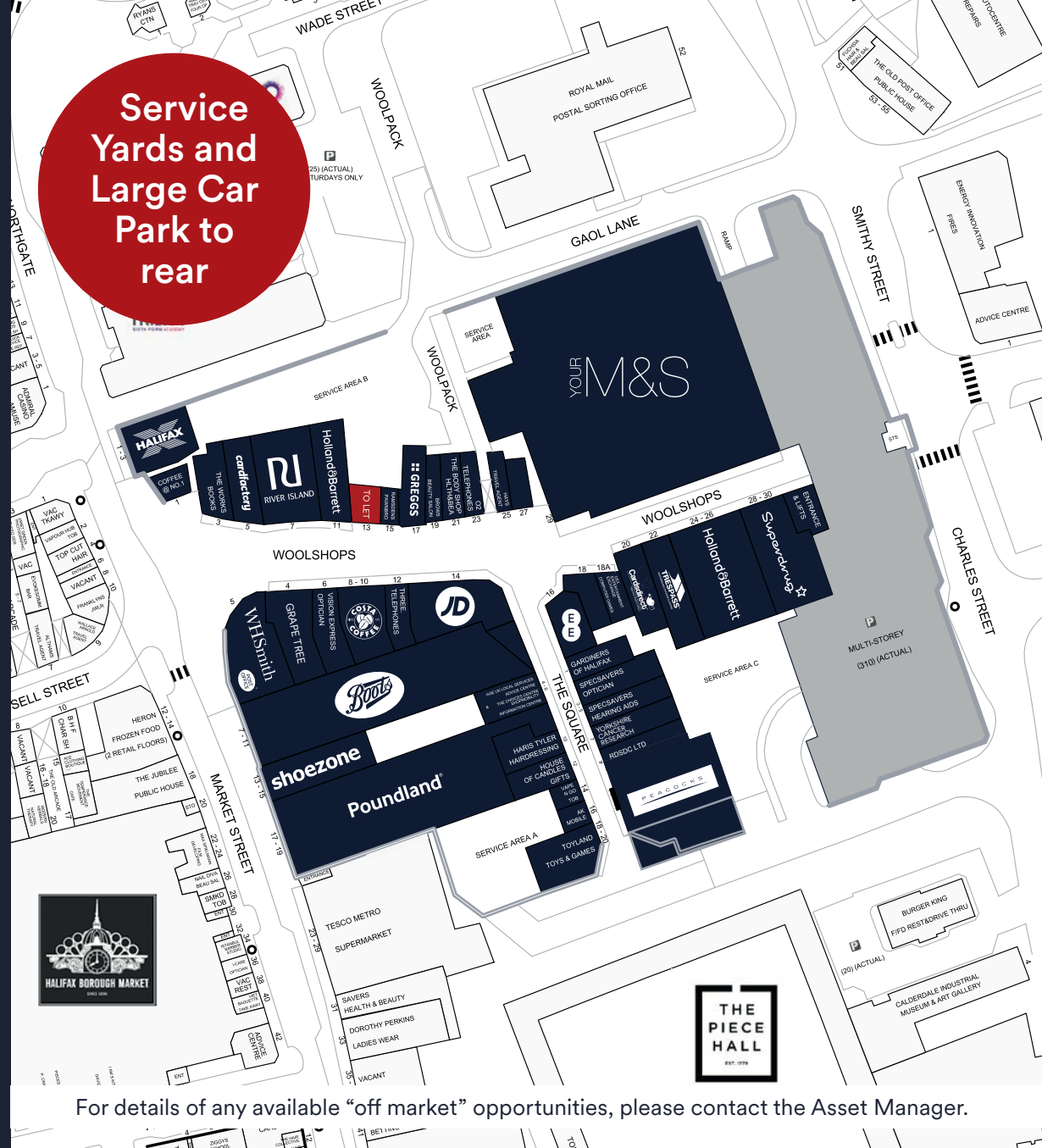
RETAIL BUSINESS OPPORTUNITIES

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 ingoing 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 Huddersyeld 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 yngerpost 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 yrst right onto Square Road and continue onto Charles Street. You will ynd Woolshops Shopping Centre on your left.



www.woolshopsshoppingcentre.co.uk

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