

TO LET

# NORTHGATE RETAIL PARK, HALIFAX, HX1 1XF

## PROMINENT ROADSIDE TOWN CENTRE LOCATION



**PROPOSED NEW IN TOWN RETAIL/LEISURE DEVELOPMENT**

**SUITABLE FOR A VARIETY OF RETAIL/LEISURE/TRADE PARK USES**

**VARIOUS UNIT SIZES AVAILABLE**

**WITH ON SITE CAR PARKING**



**OPPOSITE THE BROAD STREET PLAZA, CLOSE (0.2 miles) TO THE PRIME WOOLSHOPS SHOPPING CENTRE**

**AND NEXT TO THE TOWN BUS STATION**

## THE SCHEME

The proposed scheme will involve the subdivision and re-development/refurbishment of the existing buildings to suit individual occupiers requirements.

At this stage there is flexibility for the proposals to be tailored to individual operators requirements.

## ACCOMMODATION

The current accommodation comprises:

7,000 sq.ft at upper ground floor with approximately 20 dedicated car parking spaces available

13,500 sq.ft at lower ground floor with approximately 50 dedicated car parking spaces available

Three further separate adjacent plots are also available either freehold or can be separately developed:

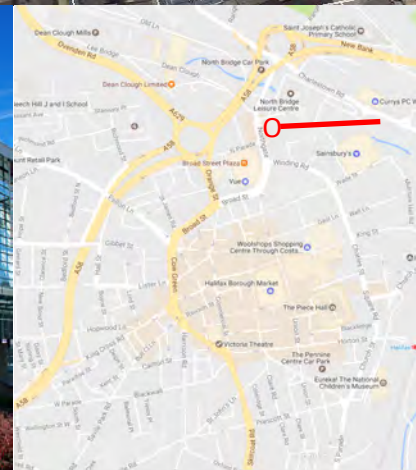
PLOT B:	0.055 acres
PLOT C:	0.194 acres
PLOT D:	0.194 acres

## PLANNING

All enquiries will be subject to planning for Change of Use etc.

## TIMING

Subject to agreeing terms (& planning) the intention is to target completion of the development by Autumn 2017.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991. Rawstron Johnson on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Rawstron Johnson has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2017.

**RAWSTRON JOHNSON**

**0113 450 7000**  
www.rj-ltd.co.uk

FOR FURTHER INFORMATION PLEASE CONTACT

**Adrian Johnson**  
**adrian@rj-ltd.co.uk**