

Starkeys

Chartered Surveyors

TOWN CENTRE RETAIL PREMISES 4 MARKET SQUARE SHIPLEY



- Sales Area 64.31m² (692 sq. ft.) plus first floor ancillary
- Prominent location fronting Market Square in Shipley town centre

TO LET £13,500 PER ANNUM

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RICS Regulated by RICS

**TOWN CENTRE RETAIL PREMISES
4 MARKET SQUARE
SHIPLEY**

1. LOCATION:

The premises are situated on Market Square in Shipley, a market town situated approximately 3 miles north of Bradford city centre. The property occupies a prominent position adjacent to the bus stops in Market Square and public car parking is available nearby. There are a number of national multiples situated within Market Square, including Greggs, Iceland and Hays Travel.

2. GENERAL DESCRIPTION:

The premises comprise a mid-terraced retail unit providing accommodation over three storeys. The shop front benefits from manually operated security shutters. Internally, there is a large open plan sales area to the ground floor, with ancillary staff accommodation and WC facilities to the first floor. To the second floor is a small storage area with ladder access.

3. ACCOMMODATION:

GROUND FLOOR

Sales Area 64.31m² (692 sq. ft.)

FIRST FLOOR

Stores 24.44m² (263 sq. ft.)

WC

WC

SECOND FLOOR

Store (restricted access) 8.55m² (92 sq. ft.)

TOTAL NET INTERNAL FLOOR AREA 97.3M² (1,047 SQ. FT.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £12,750 (Shop and Premises).

The Uniform Business Rate for 2023/24 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The premises are offered to let on a new full repairing and insuring lease, for a term to be agreed, at a rent of £13,500 per annum exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of D (85).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB**

**TEL:- 01274 307910
ASHLEY BOWLES MRICS**

14 May 2024

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and 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.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.