

TO LET

**WELLCROFT HOUSE
WELL CROFT
SHIPLEY
BD18 3QH**

- MODERN FIRST FLOOR OFFICE SUITE
- 3,663 SQ FT (340.29 SQ M)
- PROMINENT LOCATION IN CENTRAL SHIPLEY
- SUITABLE FOR A VARIETY OF USES (STPP)



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Location

The property is located in the market town of Shipley occupying a position in the town centre at the corner of Wellcroft and Manor Lane, a pedestrianised thoroughfare.

Nearby occupiers include The Post Office, Lloyds TSB, HSBC and a large ASDA supermarket.

Description

The property comprises part of the first floor of a two storey, mixed use complex, the ground floor being predominantly retail in use.

The property provides a predominantly open plan office suite benefitting from suspended ceilings, fluorescent surface mounted lighting, carpet/vinyl floor coverings, double glazing and gas central heating.

The suite is accessed at ground floor level and is served by a central stairwell with toilet and kitchen facilities located off the first floor landing.

Externally, there are 6 parking spaces allocated to the suite in a car park situated to the side and rear of the complex. Short stay parking is also available in the ASDA car park located just off Manor Lane.

Accommodation

The total approximate net internal floor areas are:		
	Sq Ft	Sq M
Northern suite	3,663	340.29

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

Under the 2023 Rating List the property has an entry as 'Offices and premises' with a rateable value of £22,250.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed either as a whole or in suites.



EPC

An EPC has been commissioned and will be made available to interested parties in due course.

Rental

£24,000 per annum exclusive.

VAT

The rental quoted will be subject to VAT at the prevailing rate.

Legal Fees

The ingoing tenant will be responsible for the landlord's legal fees incurred.

Viewing

By prior appointment with the sole letting agent :-

Paul Diakiw

Direct Line: 01274 452000

Email: paul.diakiw@walkersingleton.co.uk

Ref: 38531

Oct-23



Raven House, Kingsgate, Bradford BD1 4SJ

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