

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852

# HIGH STREET PROPERTY / CLASS E Bank Street, Shipley BD18 3PS



Rent: £50,000 PA Ground Floor Area 5,059 Sq ft / 470 Sq M

Viewing Strictly through the joint letting agents.

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#### Location:

Shipley is a market town located 4 miles north of Bradford. The unit is prominently located on the corner of Bank Street and Otley Road, a short distance away from the main Market Square in Shipley.

The unit is easily accessible with on street car parking and the main town bus stops a short distance away. Neighbouring occupiers include Subway, Barclays, Santander, Salvation Army and Hays Travel.

Demise:	Sq Ft	Sq M
Ground Floor	5,059	470
First Floor	4,865	452

#### Rent:

£50,000 per annum exclusive.

#### Tenure:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### **Business Rates:**

The premises currently has a rateable value of £47.750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

#### EPC:

Energy Performance Asset Rating - Available on request

#### **Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT:

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

## **Date Prepared:**

January 2021

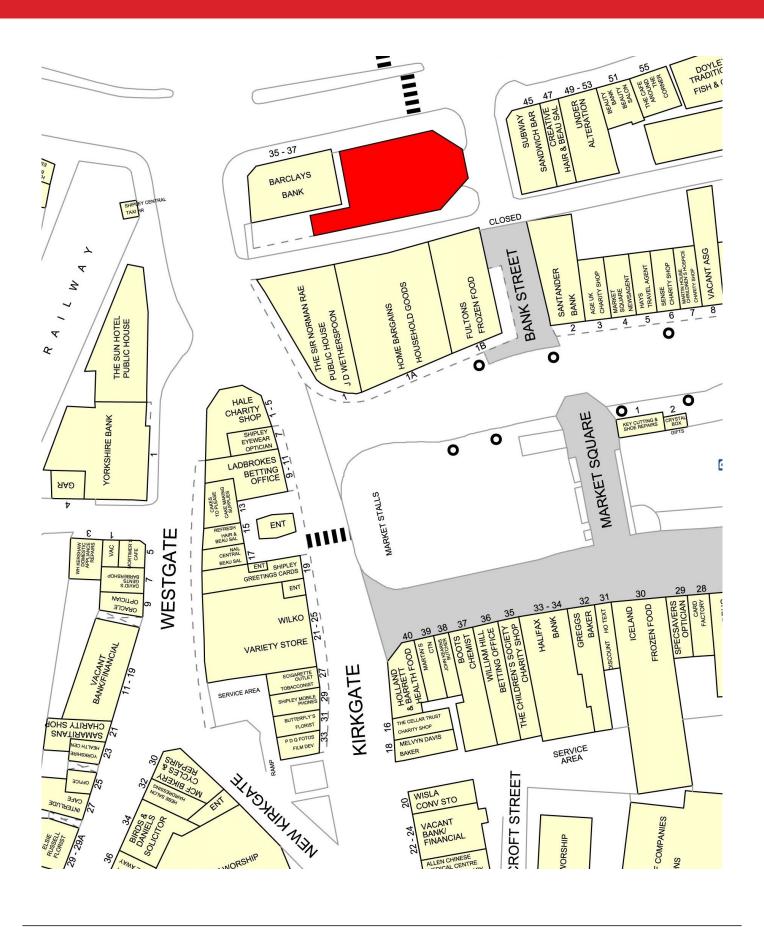
Subject to Contract

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