



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

Bank Street, Shipley BD18 3PS



Rent: £50,000 PA

Ground Floor Area

5,059 Sq ft / 470 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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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