

## TO LET

### 1D ATKINSON STREET, SHIPLEY, BD18 3QS



## TOWN CENTRE RETAIL UNIT WITH BASEMENT STORAGE

### KEY FEATURES

- Town Centre Location
- Ground Floor Sales 18.29m<sup>2</sup> (197 Sq. ft)
- Basement Storage 14.06 m<sup>2</sup> (151 Sq. ft)
- Available Spring 2024
- Eligible For Small Business Rates Relief

**RENTAL**  
**£85**  
**Per Week**

## Accommodation

Gross Frontage	3.88 sq. m. ( 13 ft)
Shop Depth	4.83 sq. m. ( 16 ft)

## Ground Floor

Retail/Sales Area	18.29 sq. m. (197 sq. ft)
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## Basement

W/C	-
Storage	14.06 sq. m. (151 sq. ft)

**Total Net Internal Floor Area** **32.35 sq. m. (348 sq. ft)**

## Rating Assessment

Description	-	Shop & premises
Rateable value	-	£2,500

## Services

The property benefits from mains electric, water and drainage. No gas is currently available.

## Terms

The property is available to let by way of a new internal repairing and insuring lease, dependant on the length this will be subject to 3-year upward only rent reviews.

## Rental

£4,940 per annum exclusive paid monthly in advance

## Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

## VAT

The rental quoted is exclusive of any VAT liability – If applicable

## Viewing

Please make contact for further information and viewing arrangements