

TO LET

1D ATKINSON STREET SHIPLEY, BD18 3QS



TOWN CENTRE RETAIL UNIT WITH BASEMENT STORAGE

KEY FEATURES

- Town Centre Location
- Ground Floor Sales 18.29m² (197 Sq. ft)
- Basement Storage 14.06 m² (151 Sq. ft)
- Immediately Available
- Eligible For Small Business Rates Relief

RENTAL
£60
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)
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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

£3,120 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

The property has an energy performance rating of 89-D

VAT

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

Viewing

Please make contact for further information and viewing arrangements