

TO LET

25/25a Westgate, Shipley, BD18 3QX



RETAIL/OFFICE FACILITIES 64.17 Sqmtrs (691 Sq.Ft)

KEY FEATURES

- Town Centre Location
- Available as a whole or will sub divide.
- Immediately Available
- Suitable for Alternative uses.
- Eligible for Small Business Rates Relief.

RENTALS
From £90 per
Week
exclusive

Accommodation

Basement

Storage & Kitchenette Facilities 27.57 sq. m. (297 sq. ft)
w/c facilities

Ground Floor

Retail/Sales 13.08 sq. m. (141 sq. ft)

First Floor

Office 14.77 sq.m (159 sq.ft)
Meeting Room 8.75 sq m (94 sq.ft)
Shower& W/c Facilities - -

Rating Assessment

The property has two assessments for Uniform business rates which can be summarised as follows:

25 Westgate - £2,650

25a Westgate - £2,400

Services

The property benefits from the provision of mains electric, water and drainage.

Terms

The property is available to let, as a whole, on an FRI lease for a term of 3 years or longer. Alternatively, the ground & basement or first floor element can be let independently on terms to be agreed.

Rentals

The whole - £7,500 per annum paid monthly in advance.

Ground Floor & Basement - £4,680 per annum paid monthly in advance.

First Floor -£4,680 per annum paid monthly in advance.

Legal Costs

The incoming tenant will be responsible for a contribution towards the landlord's legal fees.

Energy Performance Certificate

The property has an energy performance rating of E -106

Anti-Money Laundering

In accordance with current legislation, two forms of ID will be required from any successful applicant.

VAT

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

Viewing

For further information. and viewing arrangements please contact:

Email- stuart@woodheads.co.uk

Tel - 01274-530570

