

TO LET

42 WESTGATE, SHIPLEY, BD18 3QX



TOWN CENTRE RETAIL UNIT

KEY FEATURES

- Town Centre Location
- Ground Floor Sales 34.07m² (367 Sq. ft)
- Basement Staff /Storage 53.45 m² (575 Sq. ft)
- Available Jan 2026
- Eligible for small business rates relief

**RENTAL
£8,500
Per Annum**

Accommodation

Gross Frontage	5.0 sq. m. (16.41 ft)
Shop Depth	8.25 sq. m. (27.07 ft)
Ground Floor	
Retail/Sales Area	34.07 sq. m. (367 sq. ft)
Basement	
Staff Facilities/Kitchenette	24.39 sq. m. (263 sq. ft)
Storage	29.06 sq. m. (313 sq. ft)
Total Net Internal Floor Area	87.52 sq. m. (942 sq. ft)

Rating Assessment

The property is assessed for uniform business rates as follows:

Description: - Shop & premises

Rateable Value -£6,000

Services

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

Terms

The property is available to let by way of a new full repairing and insuring lease.

Rental

£8,500 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 C-75

VAT

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

Viewing

Please make contact for further information and viewing arrangements