

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)
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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)
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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 incoming 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