



23-25 Kirkgate

Shipley, BD18 3QW

TOWN CENTRE RETAIL/SHOWROOM UNIT

6,697 sq ft
(622.17 sq m)

- Popular trading location
- Prominent position



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Summary

Available Size	6,697 sq ft
Rent	£40,000 per annum
Rates Payable	£9,454.50 per annum
Rateable Value	£24,750
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	E (121)

Description

Forming part of a large retail block, the property comprises a large ground floor retail/showroom unit with separate loading to the rear and storage, staff facilities on the first floor. There is also a goods lift to allow stock to be stored on the first floor. The ground floor benefits from excellent glazed frontage facing Market Square. Internally the units presents in good condition.

Location

The premises are located within the heart of Shipley Town Centre fronting Kirkgate. On-street parking is available on Kirkgate with Shipley Train & Bus Stations within close proximity. The Market Square has recently undergone extensive redevelopment and benefits from strong footfall and prominence.

Accommodation

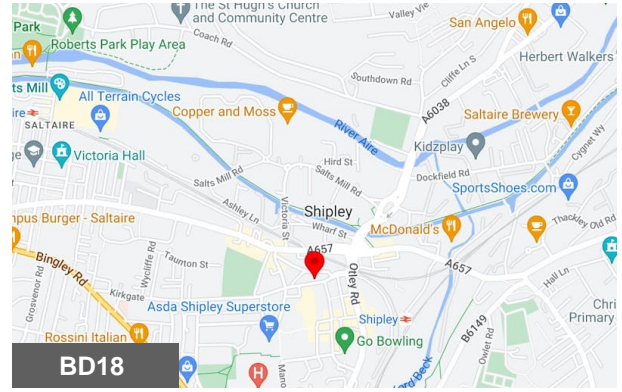
Name	sq ft	sq m
Ground - Sales	4,072	378.30
Ground - Loading Bay	271	25.18
1st - Storage/Ancillary	2,354	218.69
Total	6,697	622.17

Terms

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £40,000 per annum exclusive of rates, services, service charge, insurance, VAT and all other outgoings.

Planning

We understand the property benefits from E Class planning consent. Interested parties are advised to check further with the local authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk

