

**17 Kirkgate**

Shipley, BD18 3QW

TOWN CENTRE RETAIL UNIT**786 sq ft**

(73.02 sq m)

- Good location
- Suitable for a variety of uses (STP)
- New lease available



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Summary

Available Size	786 sq ft
Rent	£8,000 per annum
Rates Payable	£1,604.40 per annum This property benefits from full rate relief
Rateable Value	£4,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The property comprises a prominent ground and first floor retail unit set within a well-established block that forms Shipley Indoor Market. Internally the accommodation is provided to form a ground floor sales area with storage and toilets located on the first floor.

Location

Shipley is a popular market town located in the heart of West Yorkshire approximately 4 miles north of Bradford. The property occupies a prominent position fronting Kirkgate directly opposite Shipley Outdoor Market.

Accommodation

The accommodation comprises the following areas:

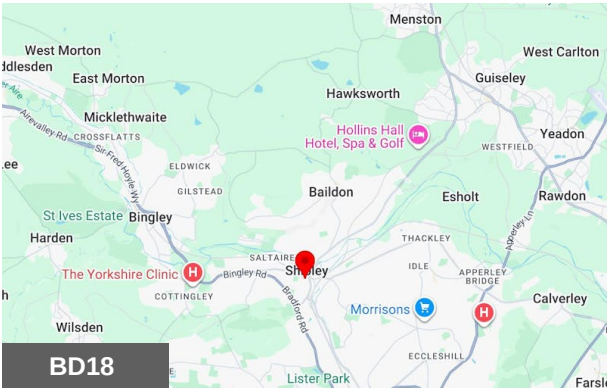
Name	sq ft	sq m
Ground	419	38.93
1st	377	35.02
Total	796	73.95

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 £8,000 per annum exclusive of rates, utilities, service charge, insurance, VAT and all other outgoings.

Planning

We understand the property has E Use Class planning but advise interested parties to make their own enquiries direct with the local authority.



Viewing & Further Information



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