



19 Kirkgate

Shipley, BD18 3QW

PROMINENT RETAIL UNIT

985 sq ft
(91.51 sq m)

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

19 Kirkgate, ShIPLEY, BD18 3QW

Summary

Available Size	985 sq ft
Rent	£13,000 per annum
Rates Payable	£3,193.60 per annum The property qualifies for full rate relief
Rateable Value	£6,400
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

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:

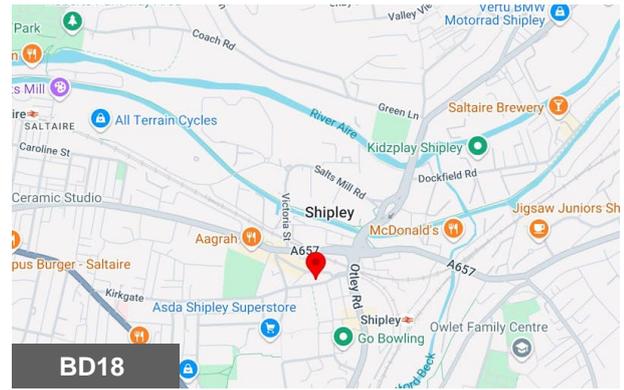
Name	sq ft	sq m
Ground	985	91.51
Total	985	91.51

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 £13,000 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

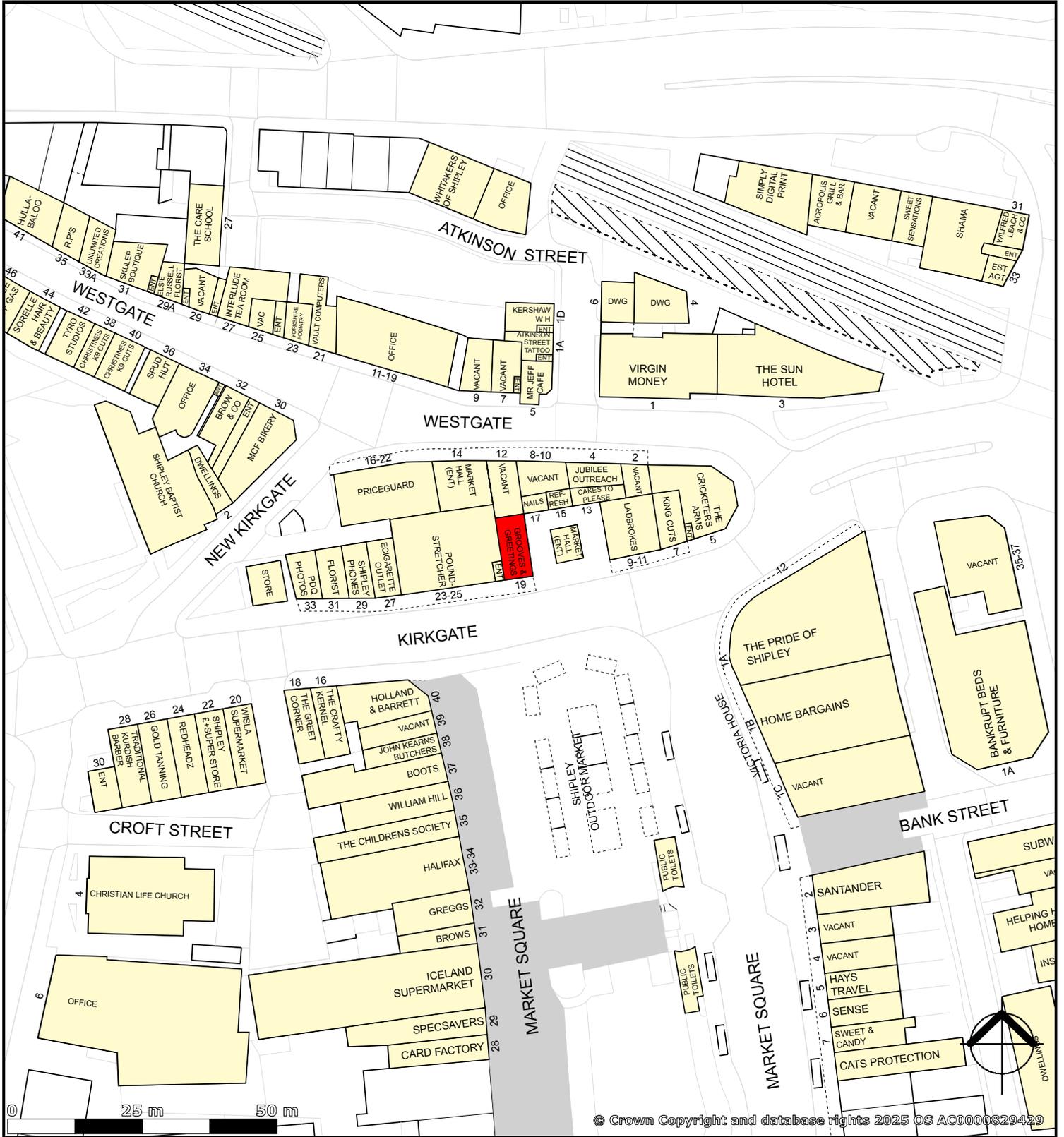


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Plotted Scale - 1:1,000

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