



14 Arndale Centre

Shipley, BD18 3QQ

TOWN CENTRE RETAIL UNIT

1,616 sq ft
(150.13 sq m)

- PROMINENT POSITION
- FRONTING MARKET SQUARE
- WELL ESTABLISHED SHOPPING CENTRE
- SUITABLE FOR A VARIETY OF USES (STP)



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Summary

Available Size	1,616 sq ft
Rent	£22,500 per annum
Rates Payable	£7,926.50 per annum
Rateable Value	£20,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

The unit forms part of The Arndale Shopping Centre and is well positioned in the centre of the block overlooking the Market Square. Internally the property provides an open plan retail area with separate small office and storage accommodation to the rear. Shared staff w/c's are located within the centre. On street and pay & display parking is available close by.

Location

The property is situated in the Arndale Centre in the heart of Shipley Town Centre and adjacent to the pedestrianised Market Square. This is a very prominent and busy retail location, which has the benefit of main road frontage to the Market Square in the main retail pitch of Shipley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,616	150.13
Total	1,616	150.13

Terms

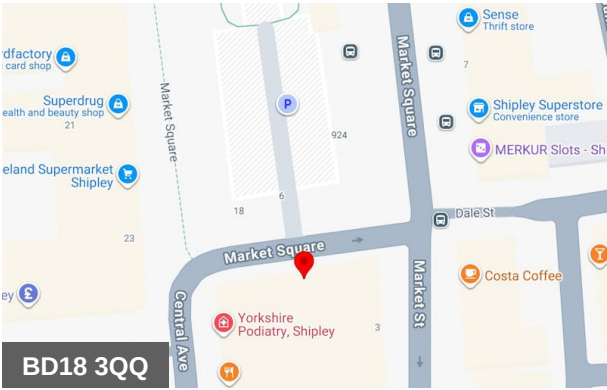
The unit is available by way of a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £22,500 per annum exclusive of VAT, business rates, services, service charge, insurance and any other outgoings.

EPC

The unit has an Energy Performance Asset rating of C. Further information is available.

VAT

The property is elected for VAT.



Viewing & Further Information



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