



SHIPLEY 31 MARKET SQUARE, WEST YORKSHIRE, BD18 3QJ

LOCATION

The subject property is located in a highly prominent position on the pedestrianised parade within Market Square in Shipley. The property is situated between Iceland and Greggs. Retailers in close proximity of the unit include Costa, Boots, Superdrug, The Works, Home Bargains and Wilkinsons. There is a large public car park immediately in front of the retail parade as well as being adjacent to the town's principle bus terminus.

DESCRIPTION

Ground floor retail premises with first floor accommodation and access to the rear common service yard.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	46.17	497
First Floor	12.91	139
Total	59.08	636

TENURE

The property is available on new full repairing and insuring lease terms.

RENT

£20,000 per annum

VAT

VAT is applicable

RATES

Rateable Value £9,500

Interested parties are advised to make their own enquiries with the Local Authority, Bradford Council.

EPC

The property has an EPC rating of D (81).

VIEWING

Viewing strictly by prior appointment with the sole agents

Ben Taylor

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SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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