23 MARKET SQUARE
SHIPLEY
BD18 3QJ

PROMINENTLY LOCATED REATIL UNIT IN TOWN CENTRE

TO LET.

- 96.8 Sq M (1,041 Sq Ft)
- Ground Floor Retail Premises
- First Floor Ancillary / Storage Space
- Centrally Located Amongst Established National Retailers

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LOCATION

The property occupies a prominent position within Shipley town centre, fronting Market Square, a well-established retailing area comprising a mix of national multiple retailers, independent businesses and local amenities.

The unit benefits from good pedestrian footfall, with nearby occupiers including Iceland, Specsavers, Greggs and Superdrug.

Shipley railway station is approximately 0.2 miles away, with local bus services and public car parking also available nearby.

DESCRIPTION

Prominently positioned retail premises offering good quality open plan space set over two floors within Shipley Town centre.

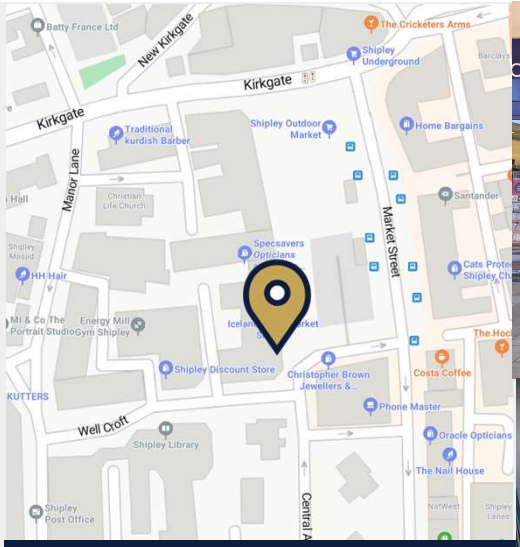
- Open plan ground floor retail space
- W/C & kitchenette
- Additional useful first floor storage area
- Town centre location
- Suitable for a range of retail uses
- Available immediately

ACCOMMODATION

Ground Floor: 60.97 Sq M (656 Sq Ft)

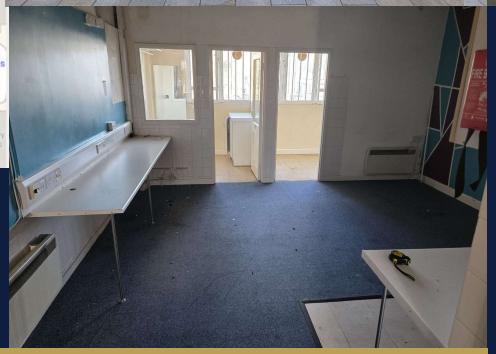
First Floor: 35.83 Sq M (385 Sq Ft)

Total: 96.8 Sq M (1,041 Sq Ft)









SAT NAV: **BD18 3QJ**

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RENT & TERMS

Available on terms to be agreed.

Asking rent is £18,000 per annum exclusive (£1,500 pcm)

BUSINESS RATES

Ratable Value: £16,500

Potential for Business Rates Relief.

VAT

VAT is payable.

SERVICES

Mains water and electricity are connected to the property.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

Rating: B

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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