



TO LET

PROMINENT RETAIL UNIT

619 Sq Ft (57.51 Sq M)

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



8/10, Westgate
ShIPLEY, BD18 3QT

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 Westgate directly next to the rear entrance of ShIPLEY Indoor Market.

DESCRIPTION

The property comprises a double fronted, ground floor retail unit set within a well-established block that forms ShIPLEY Indoor Market. Internally the accommodation is provided to form an open plan sales area with rear access in to the market hall. Toilets are provided within the market area.

ACCOMMODATION

The property provides an approximate net internal floor area of 619 sq ft.

RATES

Shop and Premises

Rateable Value:	£8,800
Rates Payable (2022/2023):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
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Tom Fuller
tomfuller@cartertowler.co.uk



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 £9,000 per annum exclusive of rates, services, service charge, insurance, VAT and all other outgoings.

EPC

The unit has an Energy Performance Asset rating of C59. Further information is available.

VAT

The property is elected for VAT purposes.

PLANNING

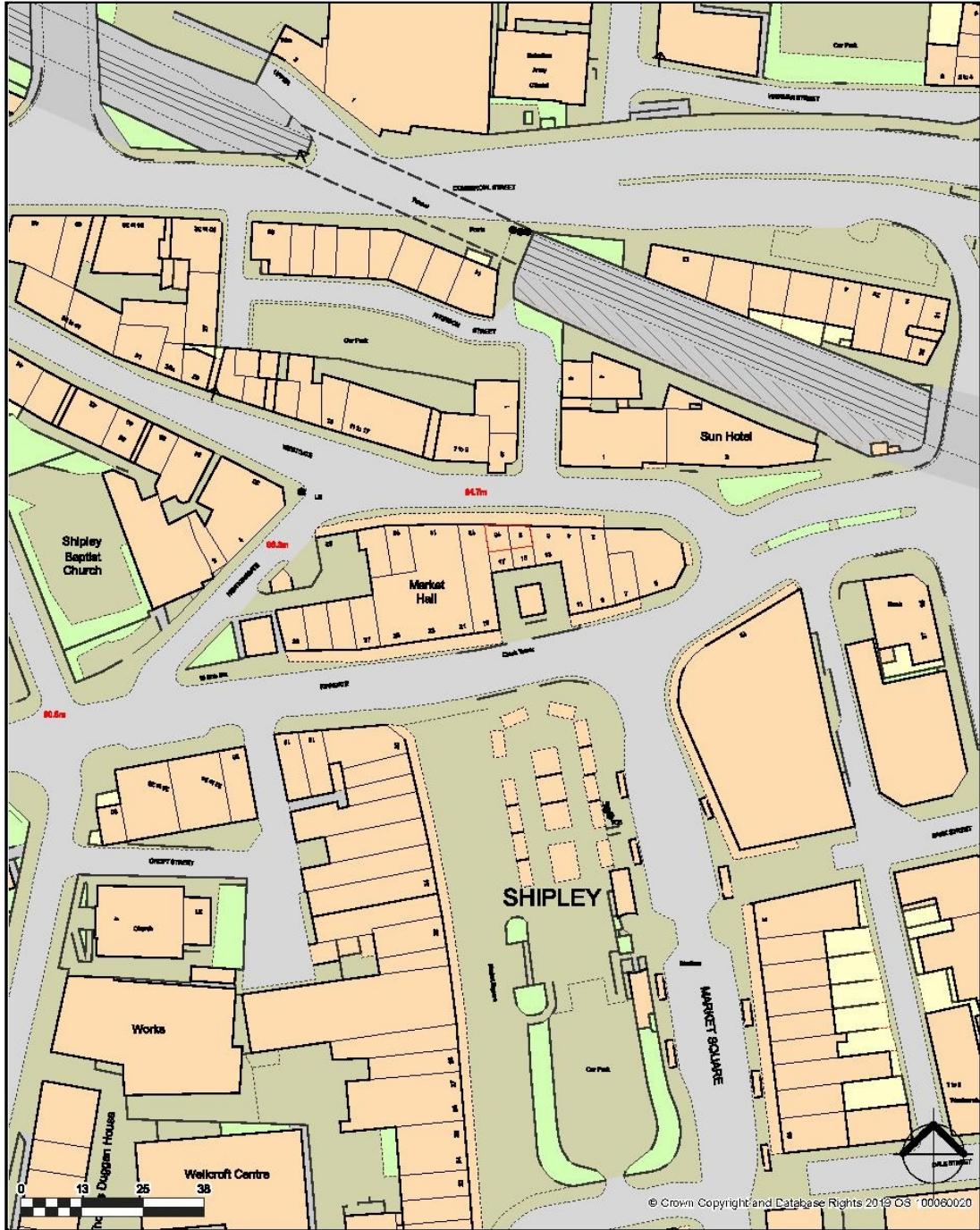
The property benefits from the new E Class planning consent. Interested parties are advised to check with the local authority.

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8/10 Westgate, Shipley, BD18 3QX



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Plotted Scale - 1:1,250