

To Let



Shipley

39 Market Square, BD18 3QJ

Ground Floor: 534 sq ft (50.14 sq m)

Rent: £17,500 pax

Location & Description:

- Shipley is a market town in the borough of Bradford approximately 4 miles to the north of Bradford city centre and 0.5 mile south east of the UNESCO World Heritage Site of Saltaire.
- The subject property is located on the pedestrianised retail pitch fronting the popular Market Square close to the busy thoroughfare of Kirkgate.
- The ground floor only former newsagents benefits from being closely located close to Holland & Barrett, Greggs and John Kearns Butchers.

Demise:

Ground Floor 534 sq ft (50.14 sq m)

Rent:

£17,500 per annum exclusive.

Lease:

A new FRI lease for a term to be agreed.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £11,000.

The property qualifies for Small Business Rates Relief.

Date Prepared:

October 2024.

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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Space

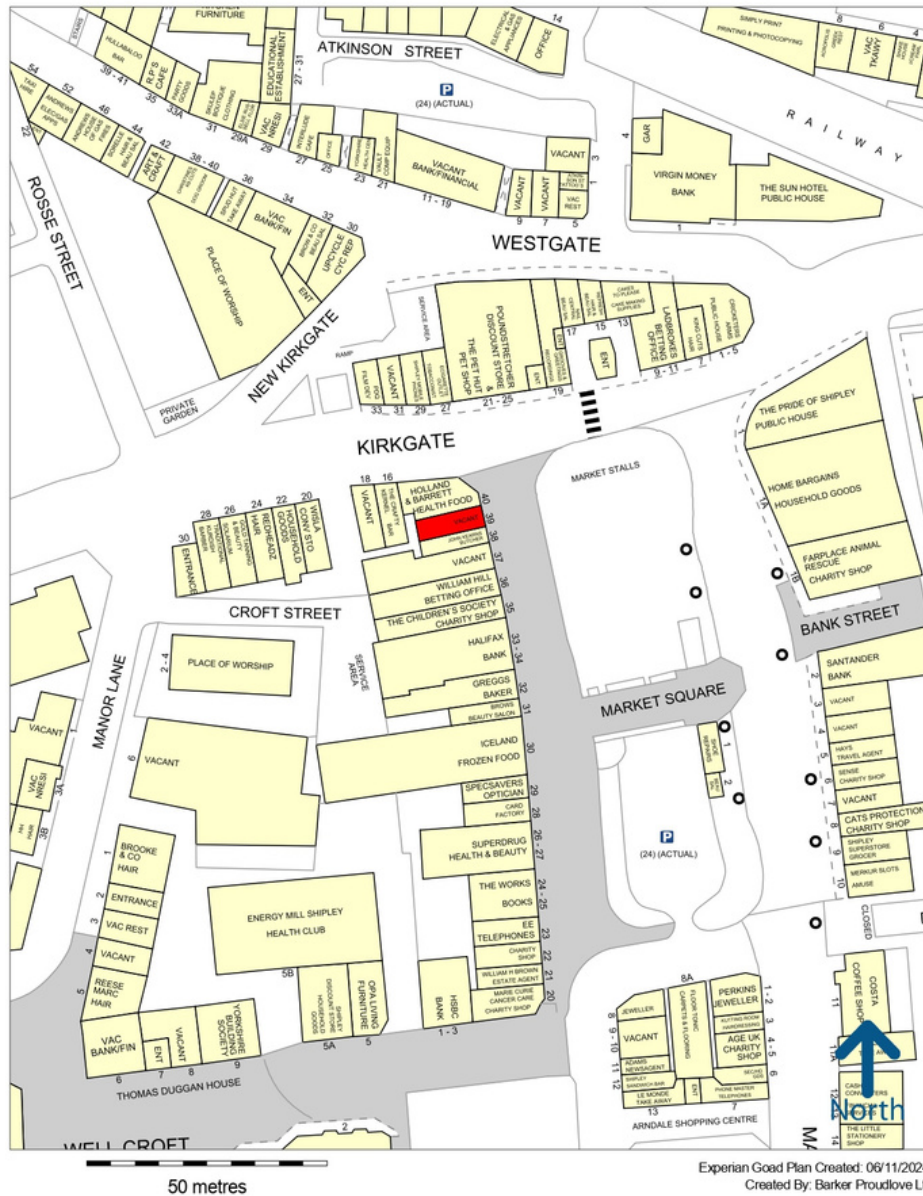
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Shipley



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