



**CIVIC SERVICE STATION  
79 OTLEY ROAD,  
SHIPLEY, BD18 2BJ**



**TO LET**

**(on a new lease – subject to vacant possession)**

**Prominent Showroom & Workshop Premises**

**Extending to approximately 420.66 sq. m. (4,528 sq. ft.)**

**With Offices, Staff Facilities & 50/60 External Car Display/Car Parking Spaces**

**RENTAL – £50,000 Per Annum Exclusive**

# CIVIC SERVICE STATION – 79 OTLEY ROAD, SHIPLEY, BD18 2BJ

## LOCATION

The property occupies a prominent corner location at the junction of Otley Road (A6038) and Market Street, on the northern periphery of Shipley Town Centre. The A6038, is the main arterial route, which links the A6037 (Canal Road) and the A650 (Bradford Road/Keighley Road) to major routes to the north and provides access to Baildon, Guiseley, Menston, Ilkley and beyond.

The property is directly opposite Laura Ashley and, other occupiers in the immediate vicinity include Tile Giant, Bath Store etc.

## DESCRIPTION

The property currently comprises a car showroom, workshop and forecourt, with substantial frontage to A6038 (Otley Road) and return frontage to Market Street. Vehicular access is directly from Otley Road and, additional on-street car parking is immediately available nearby.

## ACCOMMODATION

The property provides the following approximate net internal floor areas:-

### Ground Floor

Showroom	148.18 sq. m.	(1,595 sq. ft.)
Main Workshop	148.64 sq. m.	(1,600 sq. ft.)
Ancillary	123.84 sq. m.	(1,333 sq. ft.)

<b>Total Net Internal Floor Area Approx.</b>	<b>420.66 sq. m.</b>	<b>(4,528 sq. ft.)</b>
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### First Floor

Offices/Staff	37.63 sq. m.	(405 sq. ft.)
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### External

Boiler House, Store & 50/60 external car display/car parking spaces.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Car Showroom & Premises
Rateable Value:	£35,500

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews. This is subject to the vacant possession of the subject property being obtained.

## RENTAL

£50,000 per annum exclusive – Plus VAT, payable quarterly in advance.

## VAT

VAT will be charged at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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