



**FORMER SHIPLEY JOB CENTRE
WAINMAN STREET
SHIPLEY, BD17 7DN**



TO LET

**Good Quality Office Facilities
Available in Part or as a Whole
On Flexible Lease Terms**

172.64 sq. m. (1,858 sq. ft.) – 615.48 sq. m. (6,625 sq. ft.)

RENTAL - £7.50 Per Square Foot Exclusive

Former Shipley Job Centre, Wainman Street, Shipley, BD17 7DN

LOCATION

Situated only a short distance north of Shipley Town Centre, the property occupies a position on the corner of Wainman Street, Rhodes Place and Wharf Street in a mixed commercial user area.

The property is within walking distance of both Shipley Train Station and Shipley Bus Station and there are public pay & display car parking facilities alongside.

DESCRIPTION

Last utilised as a Job Centre and premises, the property comprises a substantial detached brick-built office building which has been constructed on a sloping site providing accommodation across two levels, each of which benefit from ground or lower ground floor access.

Internally, the accommodation is of a modern standard and benefits from suspended ceilings, integral lighting, gas central heating, window blinds and is carpeted throughout with good natural light to each level.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor area:-

Lower Ground Floor

Unit 1 172.64 sq. m. (1,858 sq. ft.)

Upper Ground Floor

Unit 2 221.65 sq. m. (2,386 sq. ft.)

Unit 3 227.01 sq. m. (2,444 sq. ft.)

Approx. Total Net Internal Floor Area 615.48 sq. m. (6,625 sq. ft.)

SERVICES

The property as a whole benefits from the provision of all main services to include electric, gas, water and mains drainage.

The property benefits from the provision of gas fired central heating throughout and was last occupied by a single user. Individual requirements for potential occupiers will be discussed.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

BUSINESS RATES

The property is currently assessed as a single hereditament as follows:-

Description: Office & Premises

Rateable Value: £32,250

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

If potential tenants require individual units then re-assessment will be required.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

TERMS

The property is available to let as a whole or as shown individually by way of a new effective full repairing and insuring lease, partially recovered by way of a service charge for a term to be agreed but not less than 12 months.

RENTAL

Unit 1 - £14,000 Per Annum Exclusive

Unit 2 - £18,000 Per Annum Exclusive

Unit 3 - £18,000 Per Annum Exclusive

Alternatively, my client will consider a letting of the entire unit at £40,000 Per Annum Exclusive.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the subject property is:-

C - 62

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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