



**17 Market Street  
Shipley, BD18 3QD**



**TO LET**

**Prominent Town Centre Retail Unit  
Of Approximately 55.93 sqm (602 sqft)  
With Basement Stores**

**RENTAL: £10,500 Per Annum Exclusive**

# 17 Market Street, Shipley, BD18 3QD

## LOCATION

Shipley is a Market Town situated within the central core of the West Yorkshire conurbation, approximately 3 miles north of Bradford and 9 miles west of Leeds. The Town has good road communications connecting it with surrounding areas including Bingley, Keighley and Baildon.

The subject property occupies a prominent position fronting Market Street just off the main Market Square and Shipley Market. Nearby occupiers include Costa, Cash Converters, Nat West Bank etc.

## DESCRIPTION

Forming part of Stanhope House, the property comprises a prominent ground floor retail unit with basement stores. The property is currently being refurbished and will benefit from a new aluminium shop front with electric roller shutter. The property may be suitable for a variety of uses, subject to planning consent being obtained.

On-street parking is available directly outside the unit.

## ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas and dimensions:-

Gross Frontage	5.33 m	(17'6")
Internal Width	5.11 m	(16'9")
Shop Depth	12.14 m	(39'10")
<u>Ground Floor</u>		
Retail/Sales Area	51.38 sqm	(553 sqft)
Kitchen/Staff	4.55 sqm	(49 sqft)
<u>Basement</u>		
Stores	61.97 sqm	(667 sqft)
<b>Approximate Total Net Internal Floor Area</b>	<b>117.90 sqm</b>	<b>(1,269 sqft)</b>

## RATING ASSESSMENT

The property will require reassessment upon occupation.

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

£10,500 per annum exclusive.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

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

D - 96

## VIEWING

Strictly by prior appointment with the sole selling agents:-

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

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

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