



**7 Market Square  
Shipley  
BD18 3QB**



**TO LET**

**Town Centre Retail Unit  
Within an Established Parade  
82.65 sqm (890 sqft)**

**RENTAL: £16,000 Per Annum Exclusive**

# 7 Market Square, Shipley, BD18 3QB

## 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 position in the heart of the Town Centre with frontage to and access from Market Square and has excellent public transport links with bus stops immediately outside and Shipley Train Station only a short distance to the south.

Other occupiers within the parade include Santander Bank, Market Square Newsagents, British Heart Foundation and Hayes Travel Agents.

## DESCRIPTION

The property comprises a ground floor retail unit situated within an established parade which benefits from staff and storage facilities to its upper level. The retail unit benefits from suspended ceilings with integral lighting and has an aluminium framed shop front with recessed doorway to one side. To the rear of the property there is a small yard/parking area.

## ACCOMMODATION

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

|  |                  |                   |
|--|------------------|-------------------|
| Gross Frontage                                   | 4.46 m           | (15 ft)           |
| Shop Depth                                       | 13.31 m          | (44 ft)           |
| <u>Ground Floor</u>                              |                  |                   |
| Retail/Sales Area                                | 57.51 sqm        | (612 sqft)        |
| <u>First Floor</u>                               |                  |                   |
| Stores   | 25.14 sqm        | (271 sqft)        |
| WC Facilities                                    | ----             | ----              |
| <b>Approximate Total Net Internal Floor Area</b> | <b>82.65 sqm</b> | <b>(890 sqft)</b> |

## External

Small yard area to rear providing car parking for 2 motor vehicles plus loading facilities.

## SERVICES

The property benefits from the provision of mains electric, water and drainage.

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

## OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Shop and Premises  
Rateable Value: £11,250

The Uniform Business Rate for 2019/2020 is 50.4 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.

## TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

## RENTAL

£16,000 per annum paid quarterly in advance.

## 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:-

E - 104

## VAT

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

## 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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**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049