



**1A ATKINSON STREET
SHIPLEY, BD18 3QS**



TO LET

**Town Centre Retail Unit with Basement Storage
34.09 sq. m. (367 sq. ft.)**

RENTAL - £4,200 Per Annum Exclusive

1A ATKINSON STREET, SHIPLEY, BD18 3QS

LOCATION

The property occupies a position within Shipley Town Centre with frontage to Atkinson Street, close to its junction with Westgate. Nearby occupiers include Yorkshire Bank, The Sun Public House, Mortimer's Coffee House & Café, Oracle Opticians. The property is also within close proximity of the nearby indoor market and within walking distance of both Shipley's trains and bus stations.

DESCRIPTION

Forming part of a larger 3-storey terrace, the property comprises a ground floor retail unit with basement storage last utilised for the sale of ladies' fashionwear.

ACCOMMODATION

The premises provide the following approximate dimensions and gross internal floor areas:-

Gross Frontage	3.98 m (13' 0")
Shop Depth	4.92 m (16' 0")

Ground Floor

Retail/Sales Area – timber shop front with flush doorway to one side and pull-down security shutter 18.83 sq. m. (203 sq. ft.)

Basement

Stores/Potential Retail/Sales 15.26 sq. m. (164 sq. ft.)

First Floor

WC Facilities --- ---

Approx. Total Gross Internal Floor Area 34.09 sq. m. (367 sq. ft.)

SERVICES

The property is understood to benefit from the provision of mains electric, water and drainage. No gas is currently available. Space heating is provided from independent wall mounted heaters or similar.

Please Note: None of these services have been tested.

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £2,400

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.

PLANNING

The property has previously been utilised for the sale of ladies' fashions and is therefore understood to benefit from an A1 retail consent.

TERMS

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

RENTAL

£4,200 per annum exclusive – paid monthly in advance.

VAT

No VAT will be charged on the rent.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

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

C - 64

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

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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