



**Thomas Duggan House
Wellcroft / Manor Lane
ShIPLEY, BD18**



TO LET

**Town Centre Retail Units
Available on Flexible Terms for Alternative Uses
(Subject to Planning)
55.81 sqm (601 sqft) – 141.63 sqm (1,525 sqft)**

RENTALS: From £8,000 Per Annum Exclusive



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

Thomas Duggan House – Wellcroft / Manor Lane, Shipley, BD18

LOCATION

Each of the retail units form part of the ground floor of a prominent 4 storey building known as Thomas Duggan House which has frontages to both Wellcroft and Manor Lane, which forms part of Shipley's central retail core.

Main transport links are within close proximity to include both bus and railway stations and nearby occupiers include TSB Bank, Yorkshire Building Society, Shoe Zone and Asda Supermarket.

DESCRIPTION

Each of the units consist of self-contained ground floor units which are independent in terms of services and benefit from a single car parking space to the rear. Dependent on prospective tenants needs, these will be refurbished and renovated prior to occupation.

ACCOMMODATION

Units 1 & 2

Gross Frontage	11.83 m	(39 ft)
Shop Depth	11.69 m	(38 ft)
Retail/Sales Area	138.00 sqm	(1,485 sqft)
Rear Kitchen	3.63 sqm	(39 sqft)
WC Facilities	----	----
Total	141.63 sqm	(1,524 sqft)

Unit 4

Gross Frontage	5.78 m	(19 ft)
Shop Depth	9.74 m	(32 ft)
Retail/Sales Area	55.81 sqm	(601 sqft)
Rear Kitchenette	----	----
WC Facilities	----	----

Unit 7

Gross Frontage	5.89 m	(19 ft)
Shop Depth	8.38 m	(28 ft)
Retail/Sales Area	46.65 sqm	(502 sqft)
Store	9.25 sqm	(100 sqft)

Kitchenette	2.59 sqm	(28 sqft)
WC Facilities	----	----
Total	58.49 sqm	(630 sqft)

OUTGOINGS

Each of the properties are understood to be assessed for Uniform Business Rates as follows:-

Unit 1/2	-	£24,375
Unit 4	-	£7,700
Unit 7	-	£15,750

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

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

TERMS

Each of the units are available to let on new effective full repairing and insuring leases for a term of 3 years or longer.

RENT

Units 1/2	-	£15,000 per annum exclusive
Unit 4	-	£8,000 per annum exclusive
Unit 7	-	£13,500 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for each of the properties is as follows:-

Unit 1/2	-	D - 87
Unit 4	-	D - 82
Unit 7	-	D - 79

LEGAL COSTS

In the event of an agreed transaction, each party will be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agents:-

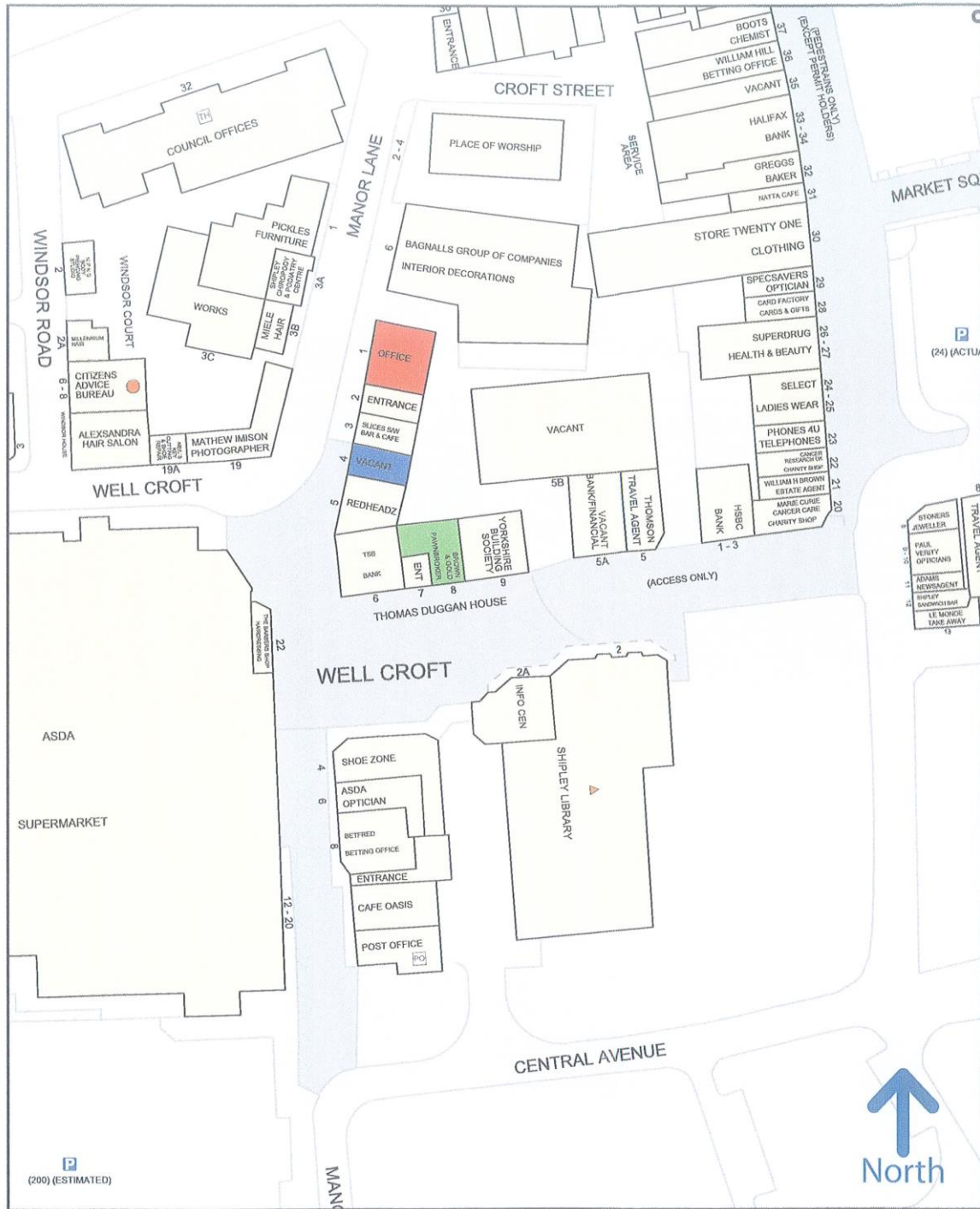
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13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

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



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