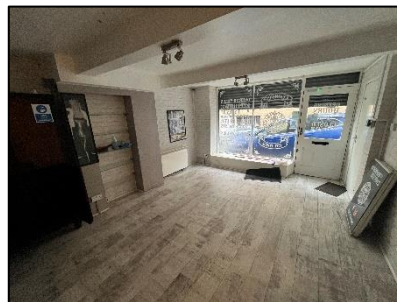


TO LET

1A ATKINSON STREET, SHIPLEY, BD18 3QS



TOWN CENTRE RETAIL UNIT WITH BASEMENT STORAGE

KEY FEATURES

- Town Centre Location
- Ground Floor Sales 18.57m² (200 Sq. ft)
- Basement Storage 15.18 m² (163 Sq. ft)
- Available Immediately
- Eligible For Small Business Rates Relief

RENTAL
£80
Per Week

Accommodation

Gross Frontage	3.89 sq. m. (13 sq.ft)
Shop Depth	4.92 sq. m. (16 sq. ft)

Ground Floor

Retail/Sales Area	18.57 sq. m. (200 sq. ft)
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Basement

Storage	15.18 sq. m. (163 sq. ft)
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Total Net Internal Floor Area	33.57 sq. m. (363 sq. ft)
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Rating Assessment

Description	-	Tattoo Studio & premises
Rateable value	-	£2,500

Services

The property benefits from mains electric, water and drainage. No gas is currently available.

Terms

The property is available to let by way of a new internal repairing and insuring lease, dependant on the length this will be subject to 3-year upward only rent reviews.

Rental

£4,160 per annum exclusive paid monthly in advance

Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

Energy Performance Certificate

The property has an energy performance rating of 64-C

VAT

The rental quoted is exclusive of any VAT liability – If applicable

Viewing

Please contact the office for further information and viewing arrangements