

48 Saltaire Road

ShIPLEY, BD18 3HN



Tenure

To Let/For Sale



Property Type

Restaurant/Retail/Showroom



Rental/Price

Upon application



Size

537.63 sq m (5,787 sq ft)



Location

ShIPLEY, BD18 3HN



Property ID

731.4644a (1232784)

For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS
Director

matthew.jennings@eddisons.com
01274 734101

HARVEY BLAND
Graduate Surveyor

harvey.bland@eddisons.com
01274 734101

Property

The premises comprise a two storey stone clad building with extensive glass frontage and balcony area.

The ground floor consists of a high quality bar and seating area with various partitioned off rooms/storage.

The first floor benefits from a spacious function room, bar area and benefits from good natural light, solid wood flooring and partitioned off WC areas.

Externally, the property benefits from dedicated car parking to the front and loading area/further parking at the rear.

Area	m ²	ft ²
Ground floor	219.72	2,365
First floor	293.20	3,156
Balcony	24.71	266
Total GIA	537.63	5,787

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Restaurant and Premises
Rateable value: £27,000

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed. Alternatively our client can consider a sale of the freehold with full vacant possession.

Rental/Price

Rental/Price on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

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

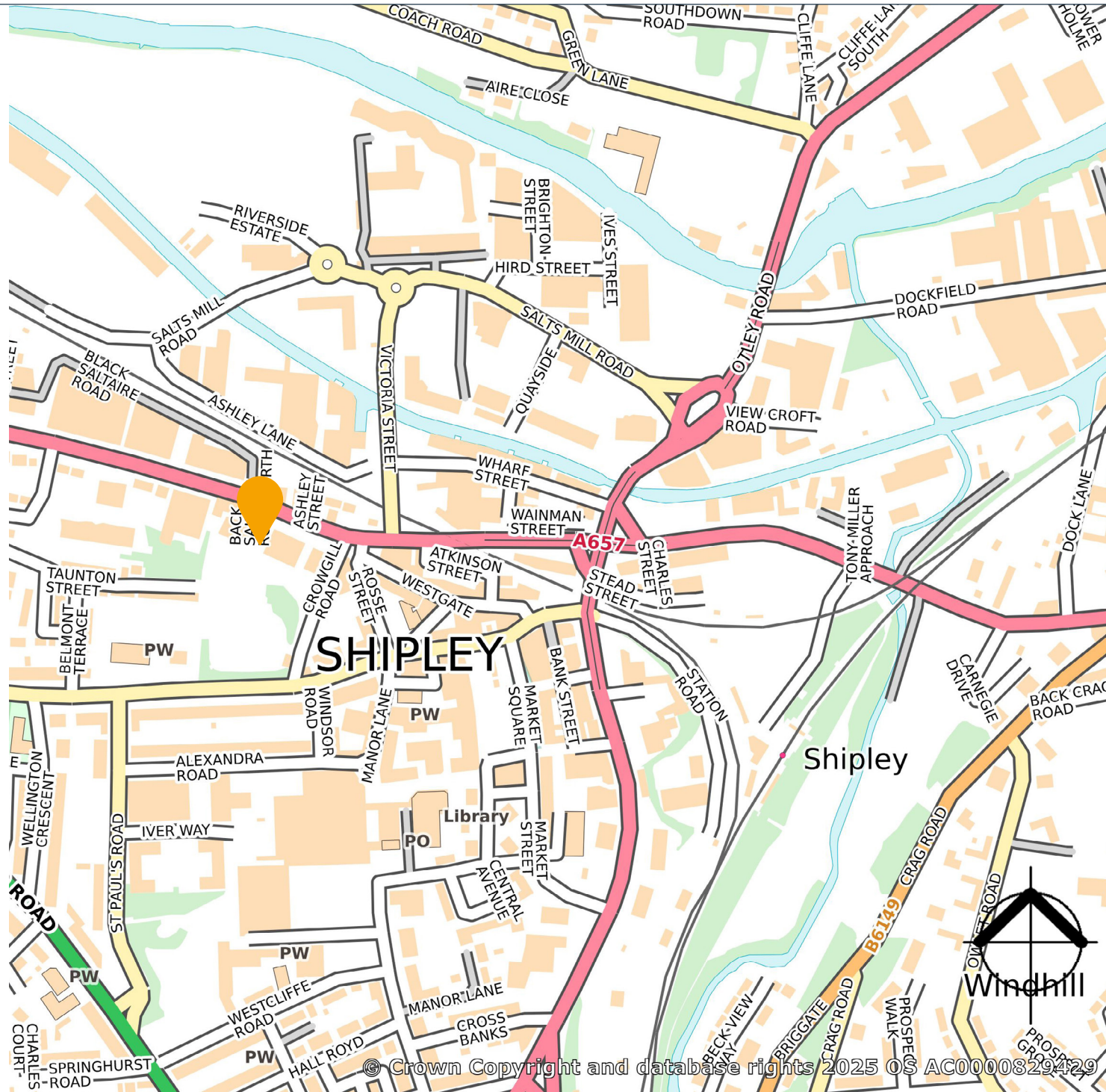
Anti-Money Laundering

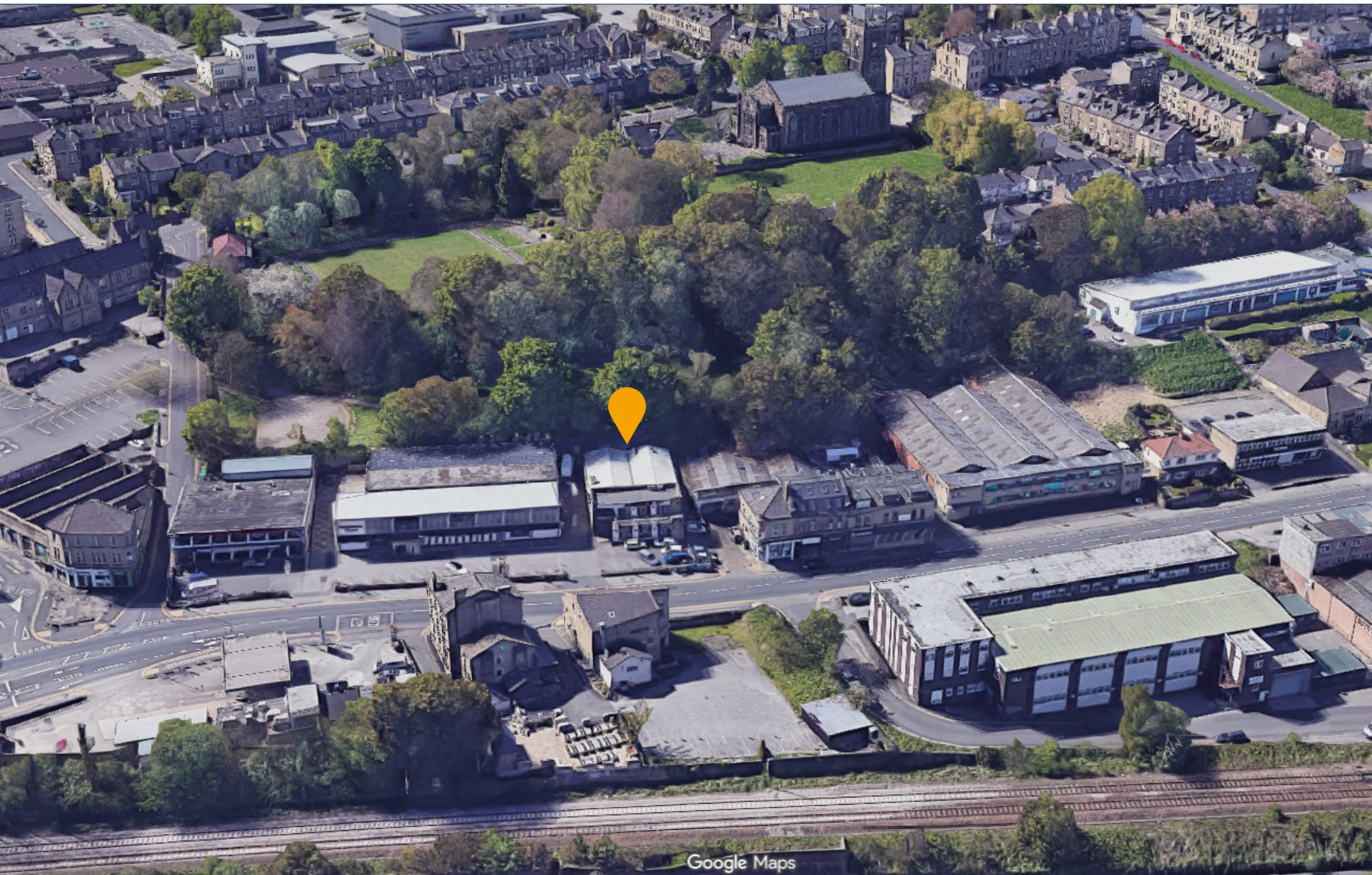
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on Saltaire Road (A657) approximately 0.5 miles west of Shipley town centre. The premises are well located on the edge of the World Heritage Site of Saltaire village.

Shipley train station is within c0.3 miles of the subject unit.



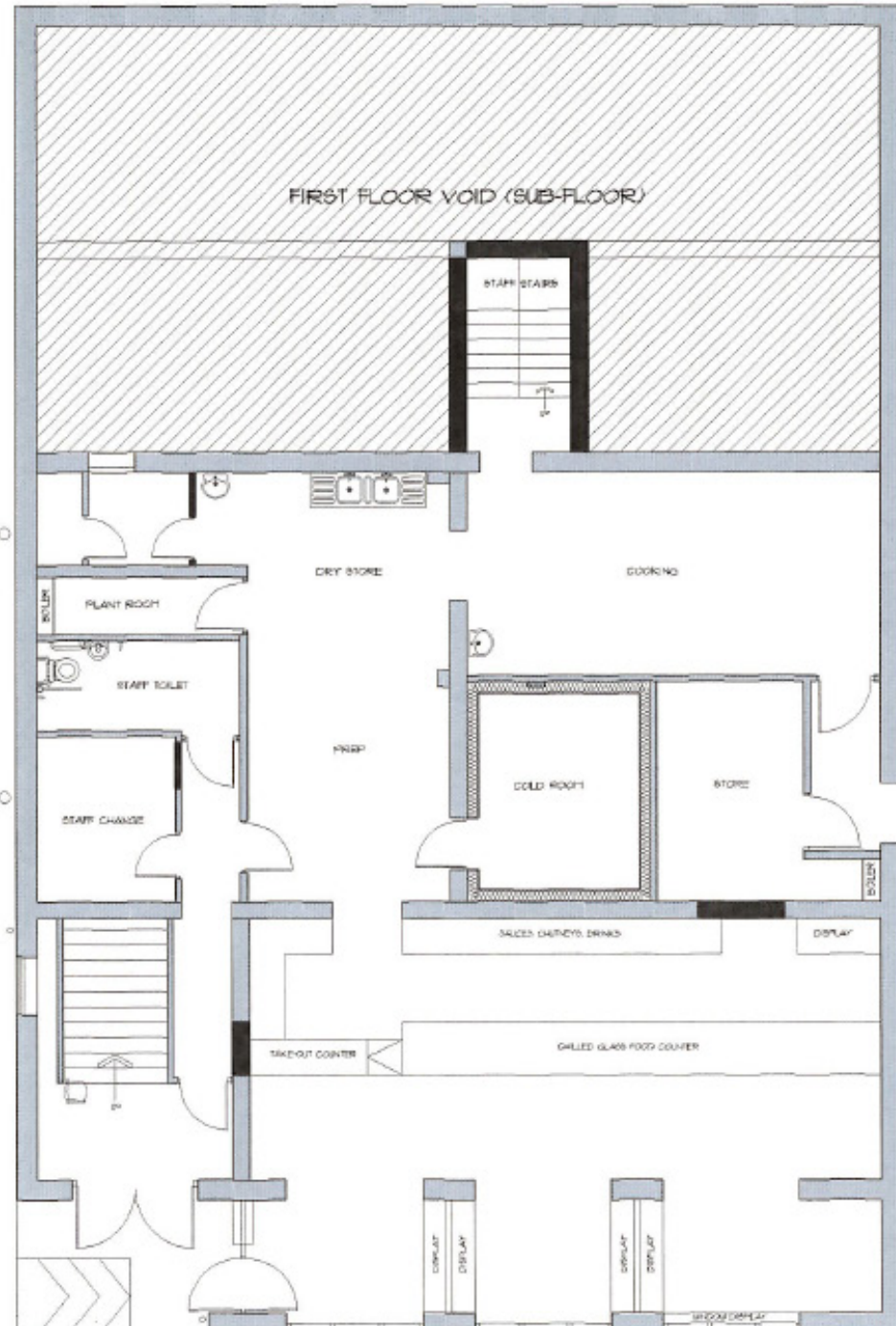








Ground Floor



First Floor

