

HIGH STREET RETAIL / F&B



spACE

RETAIL PROPERTY CONSULTANTS

16 Kirk Gate Shipley BD18 3QN



HIGH STREET RETAIL

Location and Description

ShIPLEY is a historic market town in Bradford, located next to the River Aire and the Leeds and Liverpool Canal. The town forms a continuous urban area with Bradford and is home to the UNESCO World Heritage Site, Saltaire Village, and ShIPLEY Glen. The town comprises a good mix of national and independent retailers, with the subject property positioned in the prime retailing area opposite the market square.

Former restaurant / bar premises, fitted to a good standard with ground floor and first floor accommodation. Access to the rear common service yard. Roadside fronting Kirkgate and adjacent to Holland & Barratt

Accommodation

Ground Floor	636sqft (59.08sqm)
First Floor	334sqft (31.03sqm)
Total	970sqft (90.11sqm)

The property has been measured based on the net internal area.

Tenure

Available subject to vacant possession. New lease on terms to be agreed.

Business Rates

Unit 37; Rateable value £5,650

Interested parties are advised to make their own enquiries with the Local Authority, Bradford Council.

EPC

Energy rating TBC

Rent

£18,000 per annum exclusive.

Further information

Please contact;
Ben Taylor
0345 900 3903
07870 682 050
ben.taylor@space-rpc.com

Anti-Money Laundering

SPACE-Retail Property Consultants are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. We are required to conduct due diligence following an offer being made or received, relating to the prospective purchaser or occupier. Further details will be provided and will include statutory ID checks.

Marketing Details;

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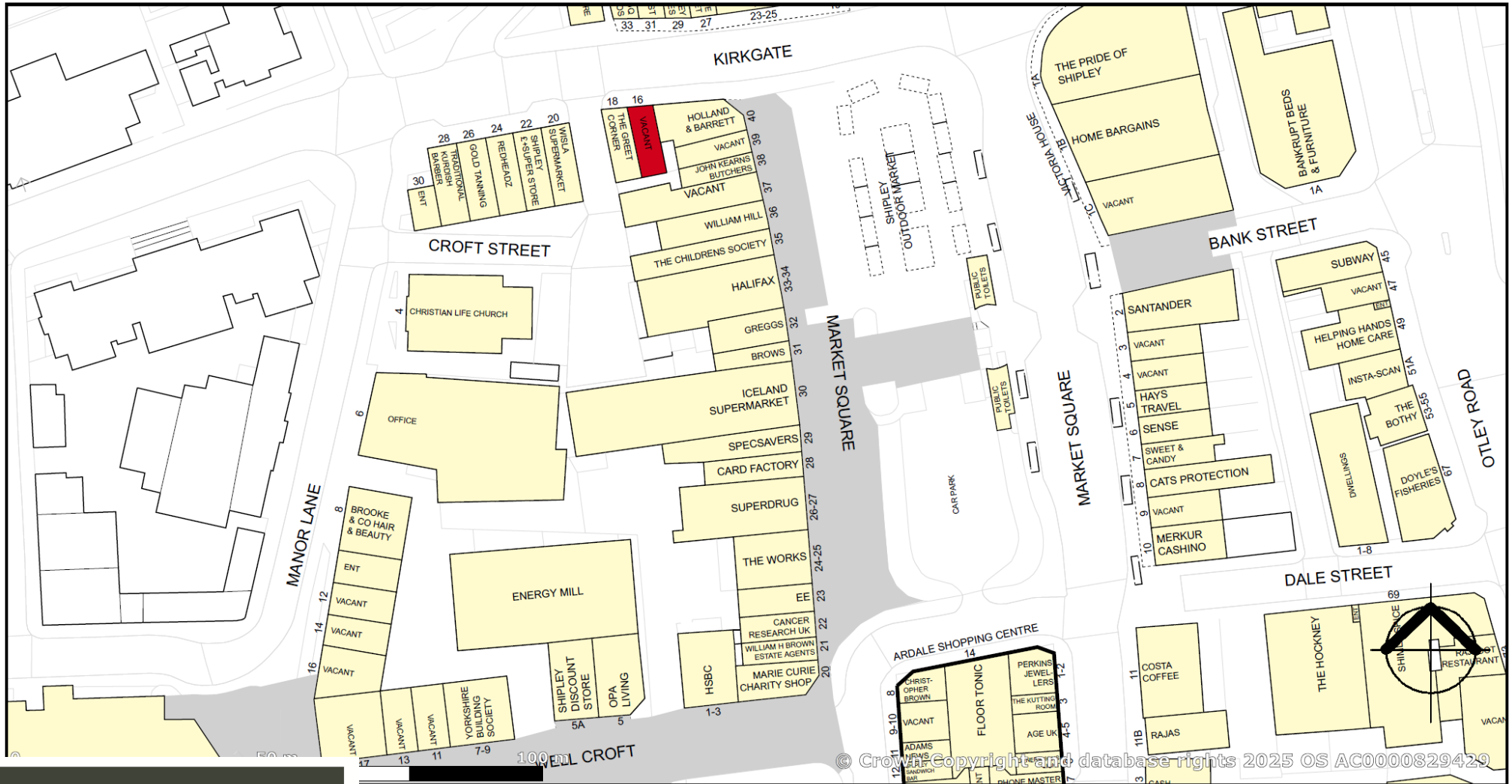
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Plotted Scale - 1:1,000



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