

# HIGH STREET RETAIL



37 Market Square Shipley BD18 3QJ



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## 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.

No. 37 Market Square is located in a highly prominent position on the pedestrianised parade within Market Square in Shipley. The property has a well proportioned ground floor with a 6m width, loading access to the rear and a first floor for storage, staff amenity and offices. The retailers in close proximity of the unit include Costa, HSBC, Greggs, Superdrug, The Works, Specsavers, Home Bargains and Iceland. There is a large public car park immediately fronting the retail parade as well as being adjacent to the town's bus terminus.

## Accommodation

### Unit 37

Ground floor	148.4sqm	1,598sqft
First floor	54.0sqm	607sqft

## Tenure

New lease for a term of years to be agreed on full repairing and insuring terms. The tenant's current lease expires on the 9th June 2024 but the property maybe available sooner.

## Business Rates

Unit 37; Rateable value £26,250

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

## EPC

Energy rating C.

## Rent

£36,000 per annum exclusive.

## Further information

Please contact;  
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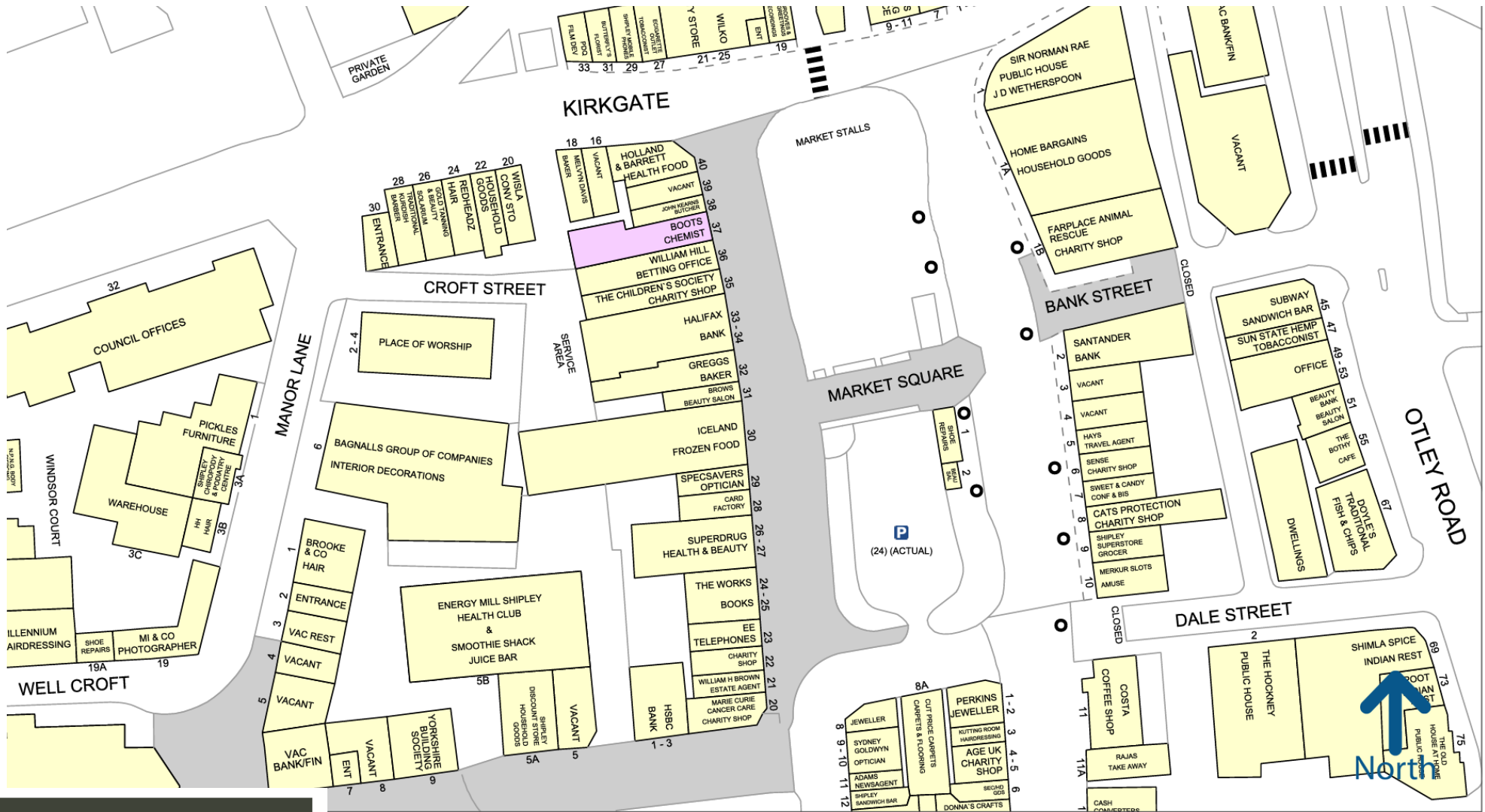
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## Marketing Details;

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