



**22 – 24 Kirkgate
Shipley, BD18 3QN**



TO LET

**Substantial Double Fronted Retail Premises
of 141.94 sqm (1,527 sqft)
Available as a Whole or as 2 Individual Units
of 70.97 sqm (764 sqft)**

**RENTAL: £17,000 Per Annum Exclusive (Whole Unit)
or £8,500 Per Annum (Each) if Split**

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LOCATION

The property is located fronting Kirkgate within Shipley Town Centre, just off the main Market Square and Shipley Market. There are a variety of retailers close-by including Wilko's, Boots the Chemist, Martin McColl & Son Independent.

DESCRIPTION

Forming part of Kirkgate House, the subject property comprises a double fronted ground floor retail unit with kitchen/staff room along with WC facilities. Access is available to the rear for deliveries/servicing and bin storage. The property is available to let as a whole and extends to 141.94 square metres (1,527 square feet) or alternatively the property may be split into 2 separate units of 70.97 square metres (764 square feet). The property may be suitable for a variety of uses, subject to the necessary planning consent being obtained.

On-street parking is available directly outside the unit.

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Shop and Premises

Rateable Value: £15,250

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£17,000 per annum exclusive or £8,500 per annum exclusive for each property if split.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 67

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

&

Andrew Idle Associates – Tel: 01274 743884

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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