



**Thomas Duggan House
Wellcroft / Manor Lane
Shipley, BD18**



TO LET

**Town Centre Retail Units
Available on Flexible Terms for Alternative Uses
(Subject to Planning)
58.49 sqm (630 sqft) – 141.63 sqm (1,525 sqft)**

RENTALS: From £15,000 Per Annum Exclusive

Thomas Duggan House – Wellcroft / Manor Lane, Shipley, BD18

LOCATION

Each of the retail units form part of the ground floor of a prominent 4 storey building known as Thomas Duggan House which has frontages to both Wellcroft and Manor Lane, which forms part of Shipley's central retail core.

Main transport links are within close proximity to include both bus and railway stations and nearby occupiers include TSB Bank, Yorkshire Building Society, Shoe Zone and Asda Supermarket.

DESCRIPTION

Each of the units consist of self-contained ground floor units which are independent in terms of services and benefit from a single car parking space to the rear. Dependent on prospective tenants needs, these will be refurbished and renovated prior to occupation.

ACCOMMODATION

Units 1 & 2

Gross Frontage	11.83 m	(39 ft)
Shop Depth	11.69 m	(38 ft)
Retail/Sales Area	138.00 sqm	(1,485 sqft)
Rear Kitchen	3.63 sqm	(39 sqft)
WC Facilities	----	----
Total	141.63 sqm	(1,524 sqft)

Unit 7

Gross Frontage	5.89 m	(19 ft)
Shop Depth	8.38 m	(28 ft)
Retail/Sales Area	46.65 sqm	(502 sqft)
Store	9.25 sqm	(100 sqft)
Kitchenette	2.59 sqm	(28 sqft)
WC Facilities	----	----
Total	58.49 sqm	(630 sqft)

OUTGOINGS

Each of the properties are assessed for Uniform Business Rates as follows:-

Unit 1/2	-	£17,000
Unit 7	-	£17,000

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions and personal circumstance, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

TERMS

Each of the units are available to let on new effective full repairing and insuring leases for a term of 3 years or longer.

RENT

Units 1/2	-	£16,000 per annum exclusive
Unit 7	-	£15,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for the property is:-

D	-	82
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LEGAL COSTS

Each party to bear their own legal costs incurred in the event of a transaction being agreed.

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

Dresler Smith – Tel: 0113 245 5599

Email: davidd@dreslersmith.co.uk

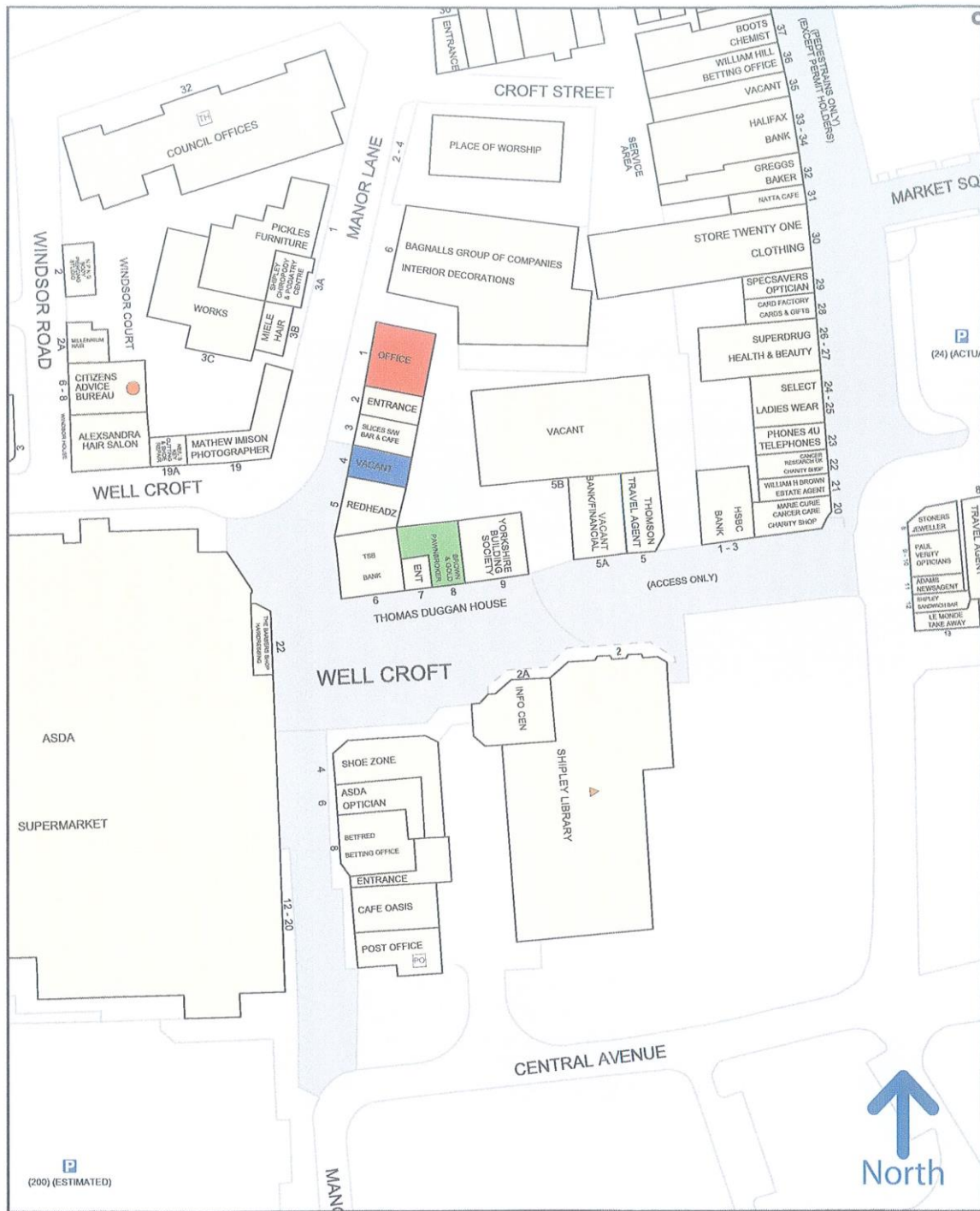
Web Site: www.dreslersmith.co.uk

(April 2015 – Amended August 2016 - 5296/SPI)

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13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049



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