

TO LET

42 WESTGATE, SHIPLEY, BD18 3QX



TOWN CENTRE RETAIL UNIT

KEY FEATURES

- Town Centre Location
- Ground Floor Sales 34.07m² (367 Sq. ft)
- Basement Staff /Storage 53.45 m² (575 Sq. ft)
- Immediately Available
- Suitable for Alternative uses

RENTAL
£8,500
Per Annum

Accommodation

Gross Frontage	5.0 sq. m.	(16.41 ft)
Shop Depth	8.25 sq. m.	(27.07 ft)

Ground Floor

Retail/Sales Area	34.07 sq. m.	(367 sq. ft)
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Basement

Staff Facilities/Kitchenette	24.39 sq. m.	(263 sq. ft)
Storage	29.06 sq. m.	(313 sq. ft)

Total Net Internal Floor Area **87.52 sq. m. (942 sq. ft)**

Rating Assessment

The property will require re-assessment for uniform business rates

Services

The property benefits from the provision of mains electric, water and drainage. No gas is currently available.

Terms

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

Rental

£8,500 per annum exclusive paid monthly in advance

Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

Energy Performance Certificate

The property has an energy performance rating of C-75

VAT

The rental quoted is exclusive of any VAT liability – If applicable

Viewing

Please make contact for further information and viewing arrangements