

# SHIPLEY WHARF

RETAIL PARK | SHIPLEY | WEST YORKSHIRE | BD17 7DZ

PLANNING OBTAINED  
DECEMBER 2018



RETAIL UNITS TO LET  
**OPENING AUTUMN 2020**

Another Development by

**Morbaine**



## LOCATION

Shipley lies approximately 3 miles north of Bradford City Centre and forms part of the wealthy commuter hub within the Leeds and Bradford conurbation.

The town is the largest of those (including Ilkley, Otley, Bingley, Baildon and Guiseley) which form an arc of affluent areas north of Leeds and Bradford in a district with a rich industrial history. Strategically the town is located on both the River Aire and the Leeds Liverpool Canal from which it draws its historical significance.

The famous village of Saltaire, including Salts Mill, is located nearby and is a Unesco designated World Heritage site ensuring several hundred thousand tourist visitors a year.



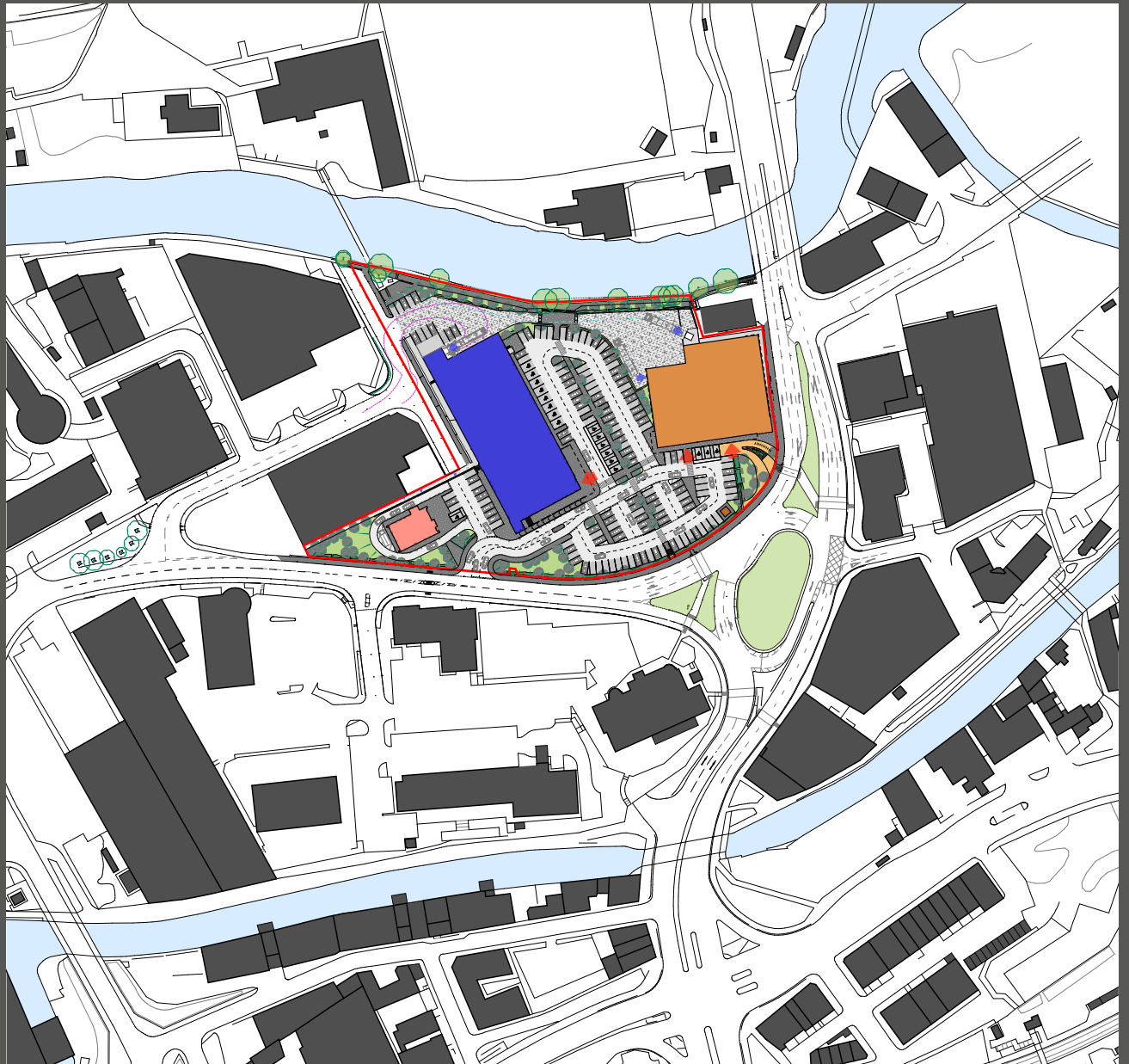


## THE SITE

The site is comprised of the former Airedale Mills and is located close to 'Fox's Corner' where the Otley to Bradford (A6038) and Skipton to Leeds (A657) roads meet and is approximately 400 metres north of the town centre.

The main access road to Salts Mill with its galleries restaurants and business space, which employs over 1000 people, passes immediately in front of the site.

Close to the site in this established retail location are occupiers including ASDA, ALDI, B+M, Wickes, Argos, McDonalds and KFC.



## PLANNING

Outline planning consent was received for the development of Shipley Wharf Retail Park on 11th December 2018 under Application number 18/03050/MA. As presently proposed the scheme will extend to around 42,000 ft<sup>2</sup>. For further details please contact the Agents or City of Bradford Metropolitan Borough Council.

## DEMOGRAPHICS

Shipley has an immediate local resident population of over 15,000, a parliamentary constituency of just under 70,000 and a 10 minute drive time of 118,923 people. According to Experian's mosaic data the 10 minute population has 50% falling within groups A to I and a total available retail expenditure of £590,000,000 per annum.



## THE SCHEME

### FOODSTORE

Up to 23,000 ft<sup>2</sup>

### RETAIL UNITS

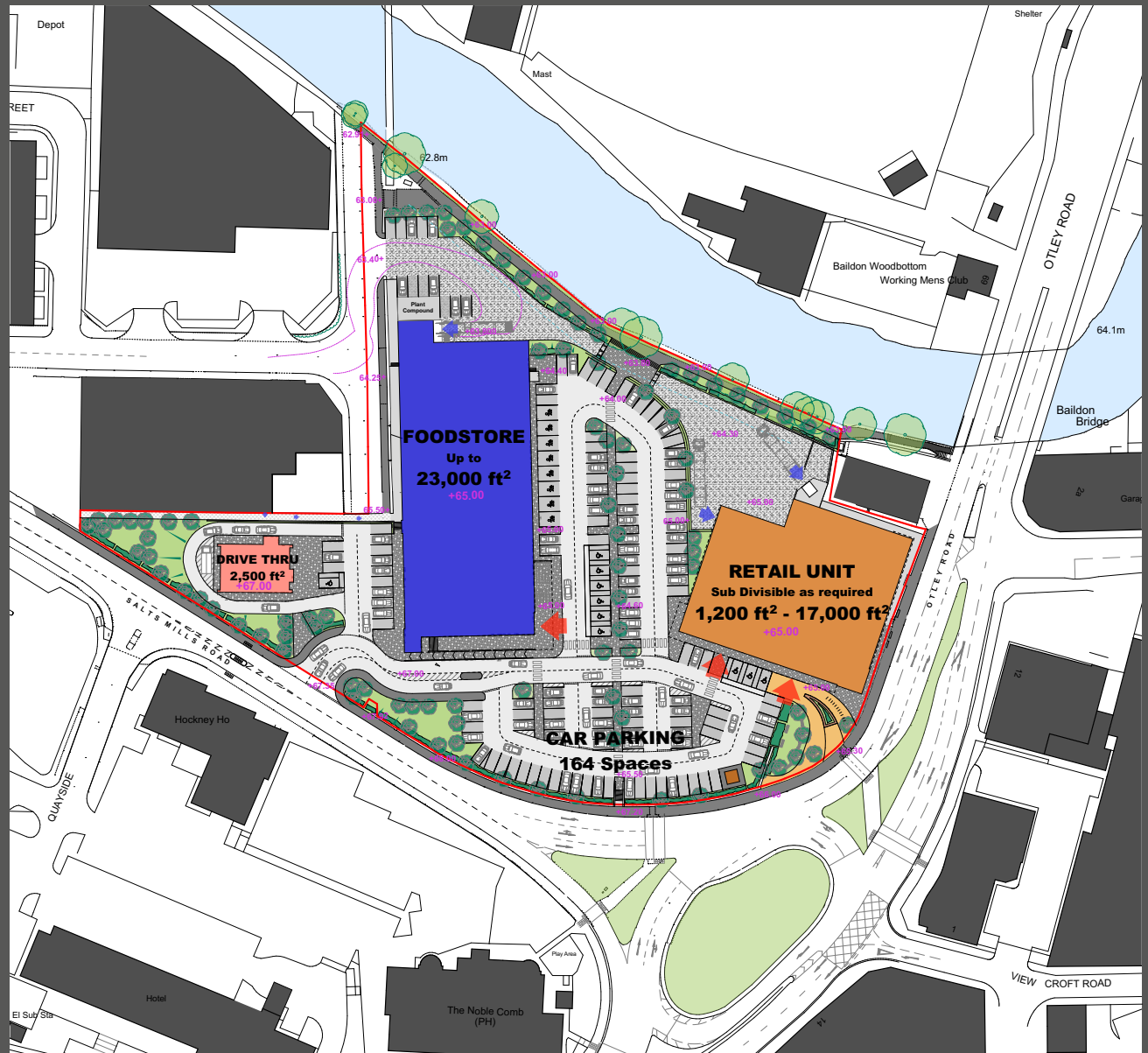
Additional retail space comprises up to 17,000 ft<sup>2</sup> plus mezzanines and can be sub-divided down to 1,200 ft<sup>2</sup> to suit occupier preferences.

### DRIVE THRU / COFFEE SHOP

Up to 2,500 ft<sup>2</sup>

### CAR PARKING

164 Spaces



NOTE divisible 1,200 ft<sup>2</sup> - 17,000 ft<sup>2</sup>





## PROGRAMME

Start on site	Autumn 2019
Practical Completion	Summer 2020
Opening	Autumn 2020

## ENERGY PERFORMANCE CERTIFICATES

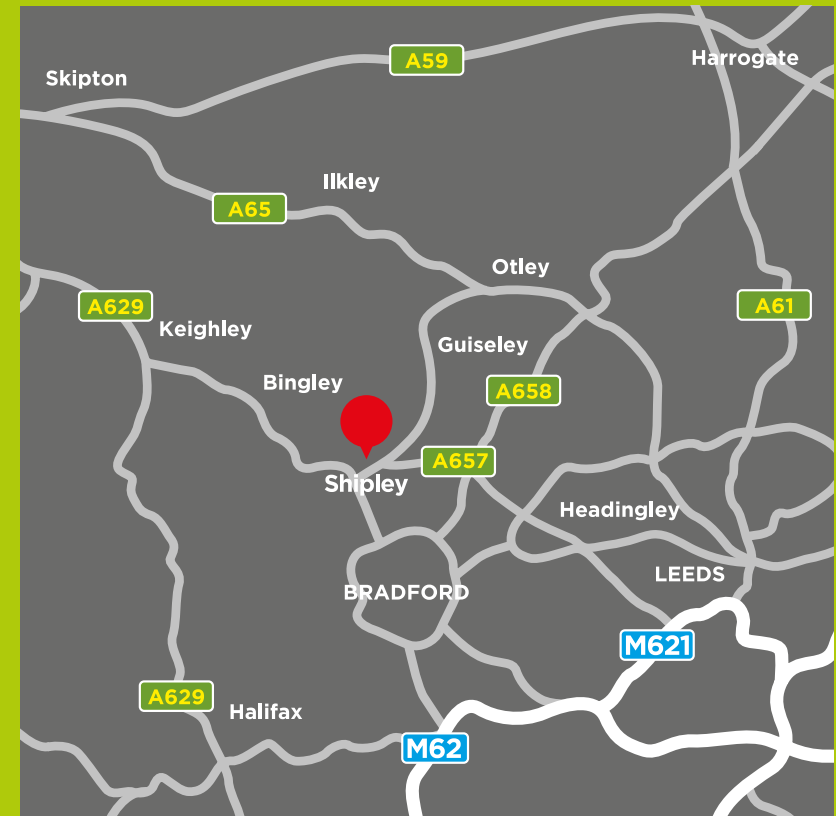
Valid certificates will be provided on practical completion of the building works.

## LEGAL COSTS & SURVEYORS

Each party to pay their own costs.

## TERMS

For terms on any of the units please contact either of the joint agents.



**01937 585 750**  
[www.wpclimited.co.uk](http://www.wpclimited.co.uk)

**FOR FURTHER INFORMATION**  
Contact the joint letting agents

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E: [simon@wpclimited.co.uk](mailto:simon@wpclimited.co.uk)

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