



First Floor (Former Argos)

Bank Street/Otley Road, Shipley, BD18 3PS

FIRST FLOOR PREMISES

4,589 sq ft
(426.33 sq m)

- First floor accommodation
- Prominent position
- Suitable for various uses (STP)
- 6 month rent free period

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Summary

Available Size	4,589 sq ft
Rent	£25,000 per annum
Business Rates	The unit will require a re-assessment for business rates on occupation
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

The property comprises the first floor of a two-storey building, extending over the landlord's furniture store, and having the availability of a separate access from Otley Road, and means of escape to the rear of the building. The space, which is lofty, open plan, already has the benefit of staff, and toilet facilities, as well as access to a good hoist.

Location

The property occupies a prominent position, at the junction of Otley Road, and Bank Street, on the edge of Shipley Town Centre. The building is in a high profile position with the benefit of the substantial volumes of passing traffic on Otley Road, but also benefitting from being close to the Town Centre, Market Square etc. Nearby occupiers include Subway, Salvation Army Donation Centre, Home Bargains and Santander.

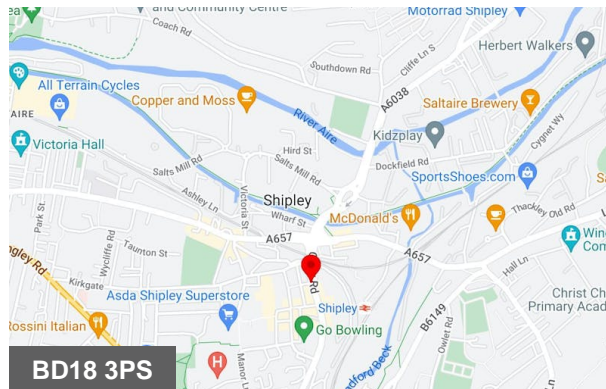
Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £25,000 per annum exclusive of business rates, utility costs, service charge, insurance, VAT and all other outgoings.

The new lease would be subject to a rent free period of 6 months to be taken from lease commencement.

Planning

We understand the property benefits from E Class planning consent. Interested parties are advised to check further with the local authority.



Viewing & Further Information



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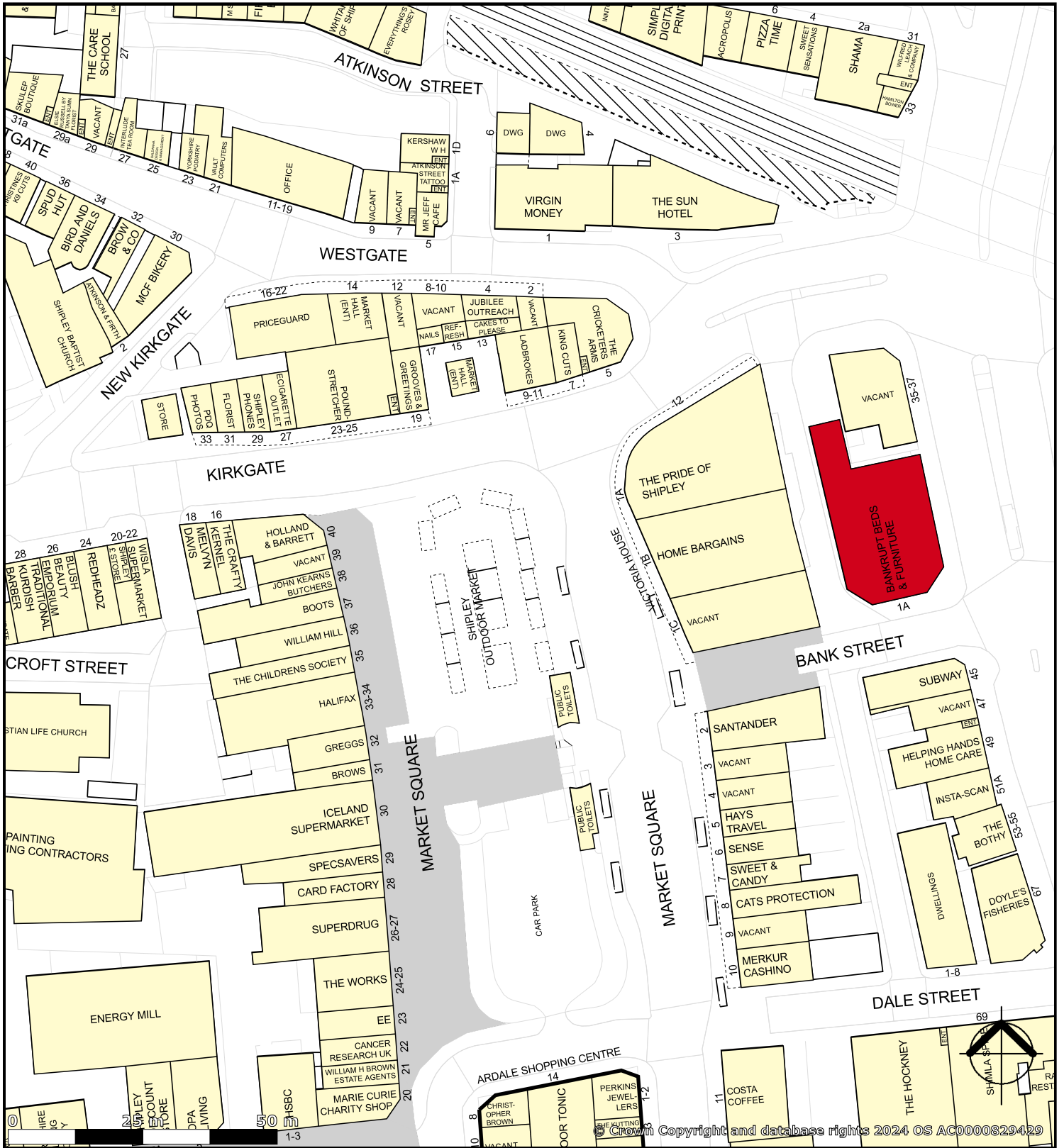


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Plotted Scale - 1:1,000