




TO LET

TOWN CENTRE RETAIL UNIT

1,616 Sq Ft (150.13 Sq M)

◆ Prominent position ◆ Part of a well established shopping centre ◆ New lease available



Unit 14 Arndale Shopping Centre, Market Square
ShIPLEY, BD18 3QQ

LOCATION

The property is situated in the Arndale Centre in the heart of Shipley Town Centre and adjacent to the pedestrianised Market Square. This is a very prominent and busy retail location, which has the benefit of main road frontage to the Market Square in the main retail pitch of Shipley

DESCRIPTION

The unit forms part of The Arndale Shopping Centre and is well positioned in the centre of the block overlooking the Market Square. Internally the property provides an open plan retail area with separate small office and storage accommodation to the rear. Shared staff w/c's are located within the centre. On street and pay & display parking is available close by.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal floor area of 1,616 sq ft.

RATES

Shop and Premises

Rateable Value:	£21,500
Rates Payable (2019/2020):	£10,341.50



TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £24,000 per annum exclusive of VAT, business rates, services, service charge, insurance and any other outgoings.

EPC

An Energy Performance Assessment has been commissioned.

VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

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