

## SHIPLEY 16 KIRKGATE SMALL SHOP UNIT TO LET



### LOCATION

The premises are situated on Kirkgate close to Market Square, the heart of retailing in Shipley Town Centre and where nearby retailers include **Wilkinson, Coral, Boots the Chemist** and a variety of local independent traders.

### ACCOMMODATION

The premises are arranged over ground and first floor and provide the following approximate dimensions and net internal floor areas:

Internal Width	4.64 m	15 ft 4 in
Ground Floor Sales	59.1 sq m	636 sq ft
First Floor Office	34 sq m	365 sq ft

### LEASE

The premises are available on a new lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

### RENT

£12,000 per annum exclusive of business rates and VAT.

### BUSINESS RATES

We understand that the property has a rateable value of £10,000.

Interested parties are recommended to obtain an accurate assessment of the rates payable, including any transitional relief, from the Local Rating Authority (01274 437744).

### VIEWING

Strictly via prior appointment with Central Retail:

David Rawstron (david@central-retail.co.uk)

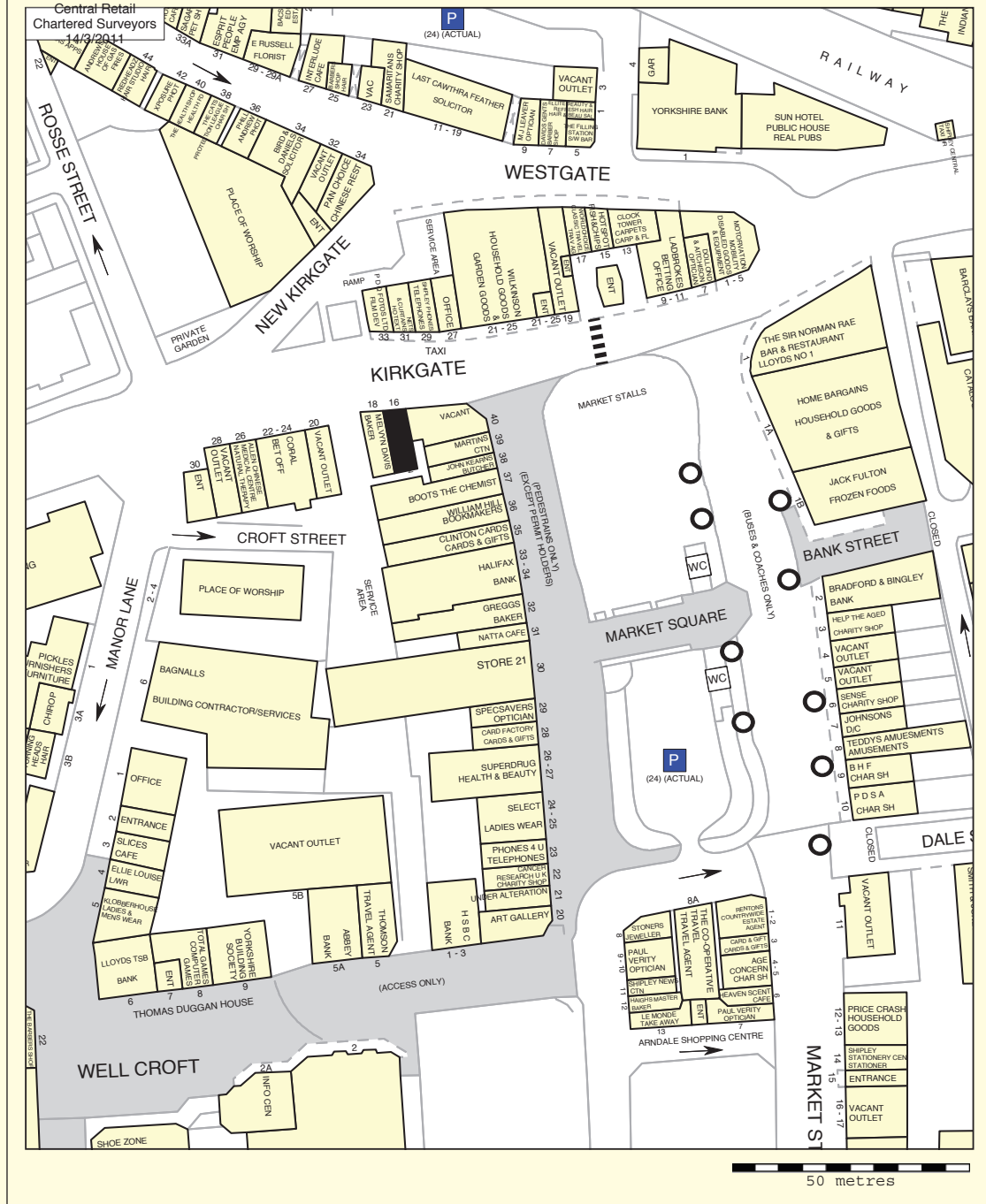
Adam Jennings (adam@central-retail.co.uk)

Or via our joint agents Jones Lang Lasalle – 0207 399 5555

### SUBJECT TO CONTRACT



ShIPLEY



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