

SHIPLEY

20 MARKET SQUARE

PRIME SHOP UNIT TO LET



LOCATION

The unit occupies a prominent position at the corner of Market Square and Wellcroft on the main pedestrian route between **Asda** and the rest of the main town centre retailing area. Nearby retailers include **Superdrug**, **Boots**, **Specsavers**, **Clinton Cards** and **Phones 4 U**.

ACCOMMODATION

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

Internal Width	20ft 6 in	6.28 m
Shop Depth	51ft 1 in	15.58 m
Ground Floor Sales	938 sq ft	87.1 sqm
First Floor Ancillary	1,513 sq ft	140.5 sqm
Second Floor Ancillary	209 sq ft	19.4 sqm

LEASE

The premises are available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

£40,000 per annum exclusive of rates, service charge and VAT.

RATES

Rateable Value	£31,000
UBR	48.5p
Rates Payable	£15,035

Interested parties should verify these figures with Bradford City Council (01274 437744).

VIEWING

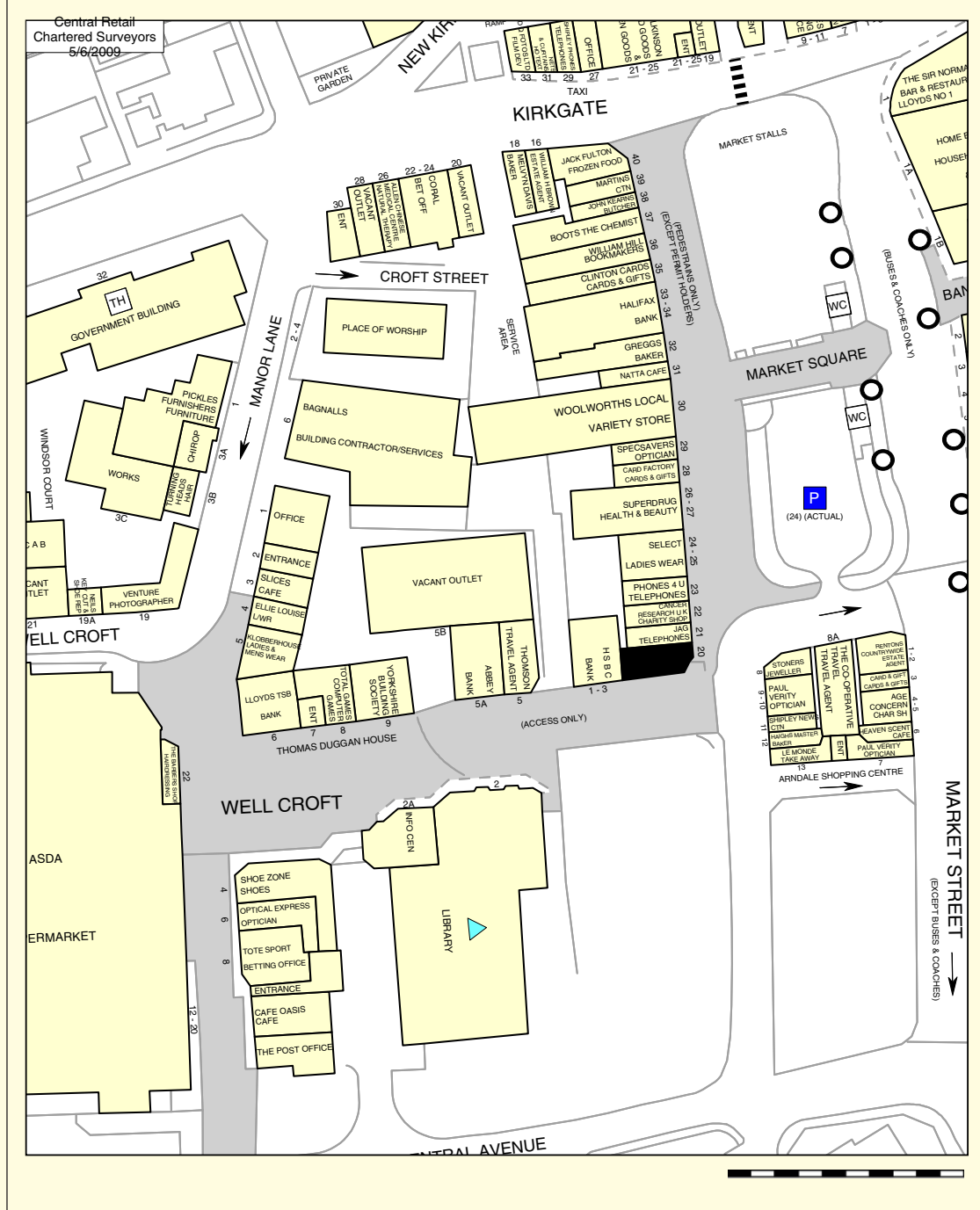
Strictly via prior appointment with Central Retail:

Contact: David Rawstron (david@central-retail.co.uk)
James Crosbie (james@central-retail.co.uk)

Or via our joint agents, Jones Lang Lasalle - 0207 399 5555



ShIPLEY



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