

SHIPLEY

30 MARKET SQUARE

LARGE PRIME SHOP UNIT TO LET



LOCATION

The unit occupies a 100% prime position in the middle of Market Square, Shipley's primary retailing thoroughfare. Nearby retailers include **Superdrug, Greggs, Clinton Cards, Boots** and **Wilkinsons**. **Argos, Asda, Laura Ashley** and **Home Bargains** are also represented in the town.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

| | | |
|--------------------|-------------|-----------|
| Ground Floor Sales | 4,960 sq ft | 460.8 sqm |
| First Floor Stock | 4,517 sq ft | 419.6 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

£80,000 per annum exclusive of VAT.

RATES

| | |
|-------------------|--------------------|
| Rateable Value | £69,500. |
| UBR | 48.5p |
| Rates Payable are | £33,700 per annum. |

VIEWING

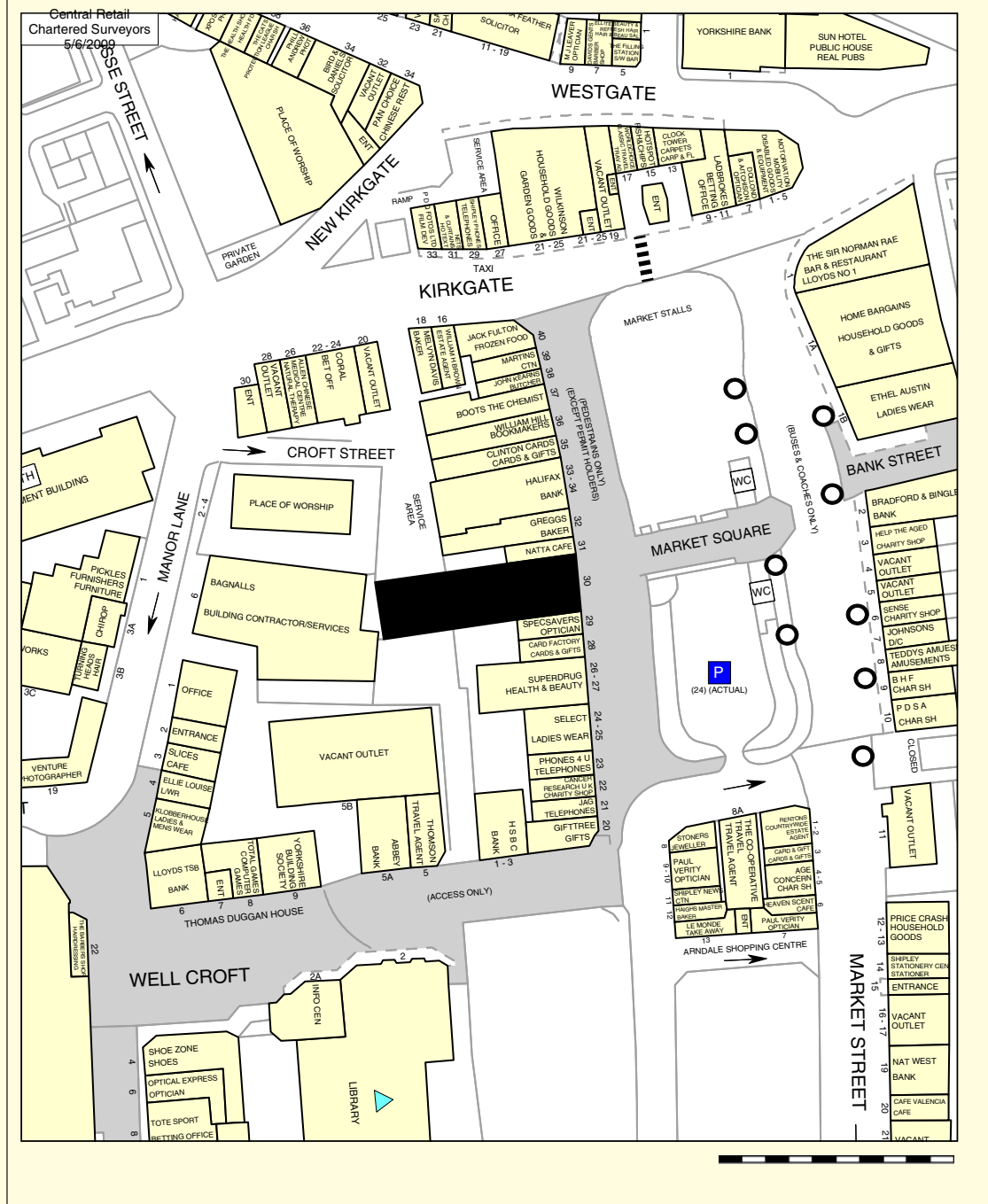
Strictly via prior appointment with Central Retail:

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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