

To Let



Shipley

37 Market Square, BD18 3QJ

Ground Floor: 1,598 sq ft (148.4 sq m)

Rent: £36,000 pax

Location & Description:

- **Shipley is a market town in the borough of Bradford approximately 4 miles to the north of Bradford city centre and 0.5 mile south east of the UNESCO World Heritage Site of Saltaire.**
- **The subject property is located on the pedestrianised retail pitch fronting the popular Market Square close to the busy thoroughfare of Kirkgate.**
- **The unit benefits from a prominent frontage and well configured retail space close to Holland & Barrett, Greggs and The Works.**

Demise:

Ground Floor 1,598 sq ft (148.4 sq m)

First Floor 607 sq ft (54.0 sq m)

Rent:

£36,000 per annum exclusive.

Lease:

A new FRI lease for a term to be agreed.

EPC:

Energy Performance Rating Assessment - C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £26,250.

Date Prepared:

October 2024.

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Space

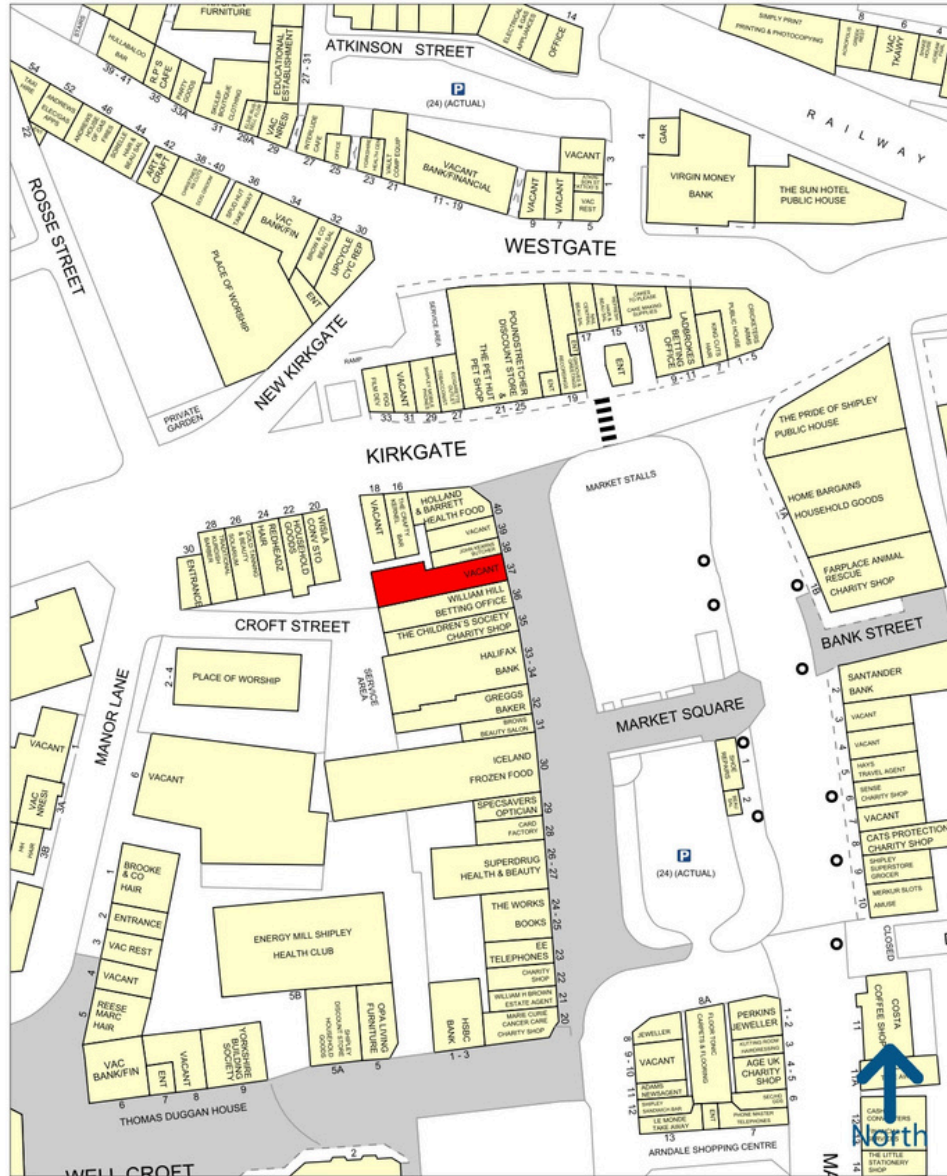
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ShIPLEY



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