

PRIME RETAIL UNIT TO LET

24-25 MARKET SQUARE, SHIPLEY

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Excellent trading location on pedestrianised Market Square.**
- **Modern well configured retail unit.**

LOCATION

The subject property is located in a highly prominent position on the pedestrianised parade within Market Square in Shipley. The property is situated adjacent to **Superdrug** and **EE**.

Retailers in close proximity of the unit include **Costa**, **Boots**, **Ladbrokes**, **Boots** and **Wilkinson's**.

RATES

Rateable Value (17/18) £26,750

Interested parties should verify these figures with the Bradford Council. (01274 432 111).

EPC

An EPC has been requested and will be made available to interested parties.

TIMING

Subject to vacant possession.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£55,000 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	120 sq m	1,296 sq ft
First Floor Ancillary:	70 sq m	754 sq ft

SERVICE CHARGE

TBC

SPECIFICATION

The premises are handed over in their existing condition on date of vacant possession.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

***RECENT LETTING TO HOLLAND & BARRETT
AT 40 MARKET SQUARE***



INSPECTIONS

Viewing is strictly by appointment with:

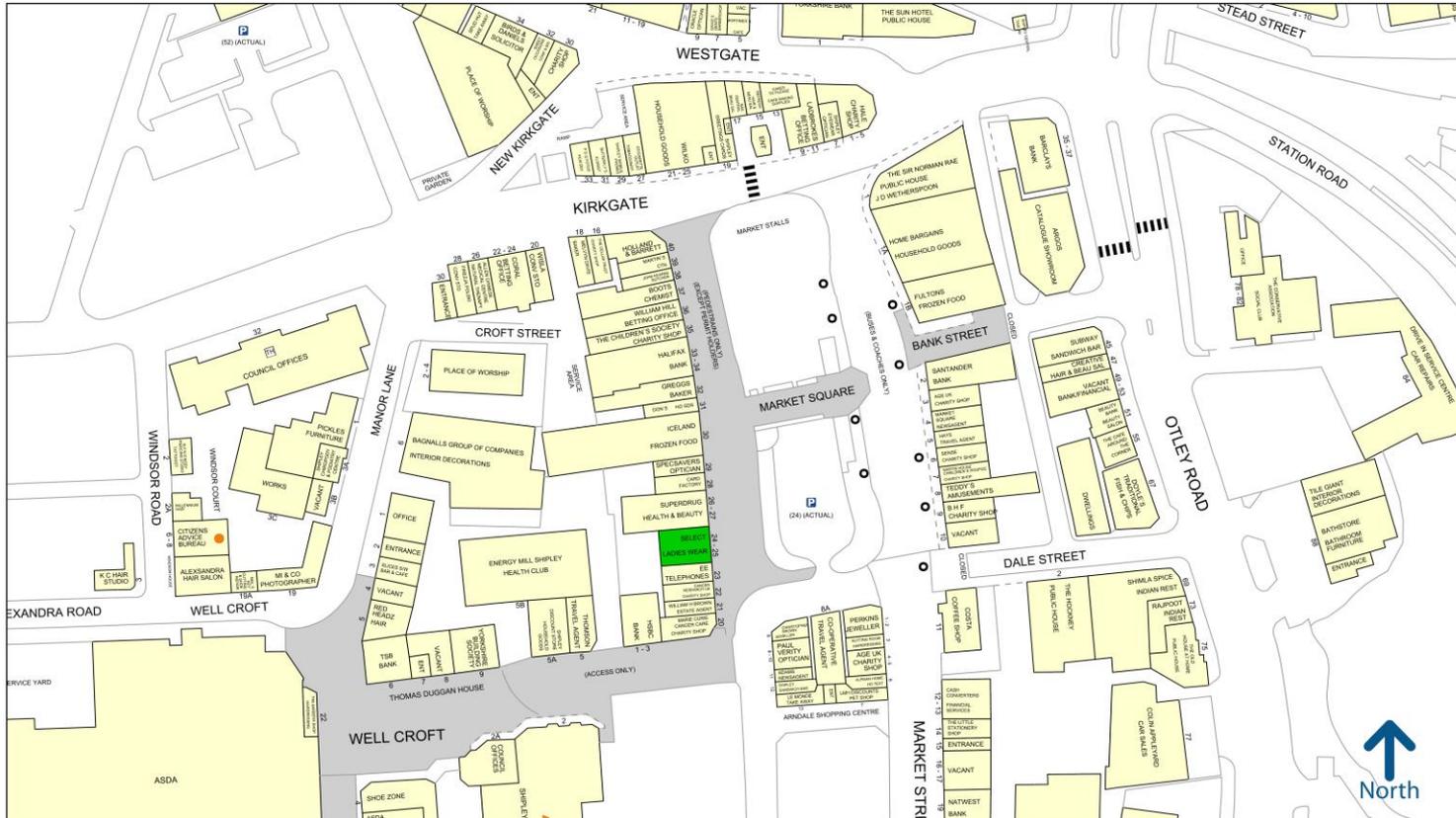
Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

Or via our joint agents JLL on 0207 087 5218.

**SUBJECT TO CONTRACT & VACANT
POSSESSION**



Shipley



Experian Goad Plan Created: 11/07/2017

Created By: Fawcettmead



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