

WHARFEDALE PROPERTY CO.

TO LET

Brand New Two Storey Showroom
202 Saltaire Road, Shipley. BD18 3JQ.



2,154 sq ft

- **Established trading location**
- **Close to the World Heritage site of Saltaire**
- **Close to Shipley town centre**
- **Off road parking**

Tel. 01924 476496 www.wharfedaleproperty.co.uk

Email: info@wharfedaleproperty.co.uk

Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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LOCATION

The subject property occupies a prominent position on Saltaire Road (A657) near Shipley town centre, on the edge of the World Heritage Site of Saltaire village. The property is located in a long established business area with regular passing trade and footfall.

DESCRIPTION

A new building consisting of a two storey premises constructed of stone around a steel frame under a pitched and slated roof.

ACCOMMODATION

The following floor area is provided: **2,154 sq ft**

Description	Sq ft
Ground Floor	1,207 sq ft
First Floor	947 sq ft
Total	2, 154 sq ft

TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£25,000 plus VAT per annum

BUILDING INSURANCE

The incoming Tenant is to pay to insure the premises.

BUSINESS RATES

The Tenant is to pay Bradford Council direct. The premises will be reassessed upon completion of the building works by the Valuation Office.

VIEWING ARRANGEMENTS

Mark Connors	Wharfedale	01924 476496
John Padgett	Eddisons	01274 734101

Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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