

TO LET

# PROMINENT NEW BUILD RETAIL/ OFFICE/SHOWROOM BLOCK

  
**Eddisons**

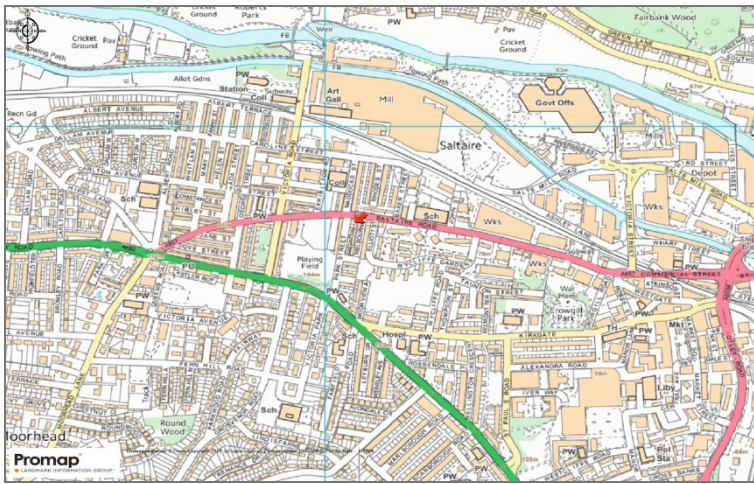


**202 SALTAIRE ROAD, SHIPLEY, BD18 3JQ**

**RENTAL - £25,000 PER ANNUM**

- \ Prominent location with private parking on site.
- \ Shell condition ready for tenants fit out
- \ Close to the World Heritage site of Saltaire.

**AVAILABLE SPACE**  
200.11m<sup>2</sup> (2,154sq ft)



## LOCATION

The property is prominently located on Saltaire Road (A657) with return frontages to Melbourne Street and Park Street approximately 1 mile west of Shipley town centre. The unit is well located on the edge of the World Heritage Site of Saltaire village.

Shipley train station is within 1 mile of the subject unit.

## DESCRIPTION

The premises comprise of a new build steel framed retail/office/showroom block being stone clad under a pitched and slated roof.

The unit is over two floors and is currently in shell condition ready for an incoming tenant fit out. The property benefits from feature floor to ceiling windows to the front elevations.

The premises currently have A1 (retail) use however could be suitable for a variety of uses including office/showroom etc, subject to necessary consent being obtained.

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	112.13	1,207
First Floor	87.98	947
<b>Total Area</b>	<b>200.11</b>	<b>2,154</b>

Demised parking areas are included for off street customer/employee parking approached from Melbourne Street and Park Street.

## RATEABLE VALUE

The property is to be reassessed upon completion of building works.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

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

Rental - £25,000 per annum exclusive.

## LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 01274 734101  
 Email / john.padgett@eddisons.com  
 Email / matthew.jennings@eddisons.com

SEPTEMBER 2018  
 SUBJECT TO CONTRACT  
 FILE REF / 731.4117A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 01274 734101

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