

# TO LET

## Wharfedale Property

48 Saltaire Road, Shipley BD18 3HN

Restaurant / Retail Premises Suitable for a Variety of Uses (STP)



5,787 ft<sup>2</sup> (537.63 m<sup>2</sup>)

Rent: On Application

- Highly prominent Restaurant / Licenced Premises with good parking provisions
- Suitable for a Variety of Uses including Restaurant, Retail, Showroom, Trade Counter, Hybrid and Leisure (Subject to Planning & new 'Class E' Use Class Order Regulations)
- EPC Rating – C (56)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

01924 476496

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## Location

The property is located fronting onto Saltaire Road (A657) on the north-western periphery of Shipley Town Centre, being just a stones throw away from the World Heritage Site of Saltaire. The property is ideally situated to take full advantage of the substantial volumes of passing vehicular traffic on Saltaire Road.

## Description

The property comprises a ground floor restaurant / retail / potential takeaway area with associated food preparation, storage and kitchen areas.

The first floor comprises a function suite / restaurant, bar, toilet facilities and food preparation, storage and kitchen areas.

Externally, the property benefits from dedicated car parking to the front and parking / loading areas to the rear.

## Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

## Services

Electricity, water, gas and drainage are connected to the property.

## Rent

On Application

## VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

## Business Rates

Restaurant & Premises: £20,500 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Buildings Insurance

Figures can be provided upon request.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

## Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 5,767 ft<sup>2</sup> (537.63 m<sup>2</sup>) and comprises:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,365	219.72
First Floor	3,156	293.20
First Floor Balcony	266	24.71

## Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Eddisons	Matt Jennings	01274 734 101

Subject to Contract

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