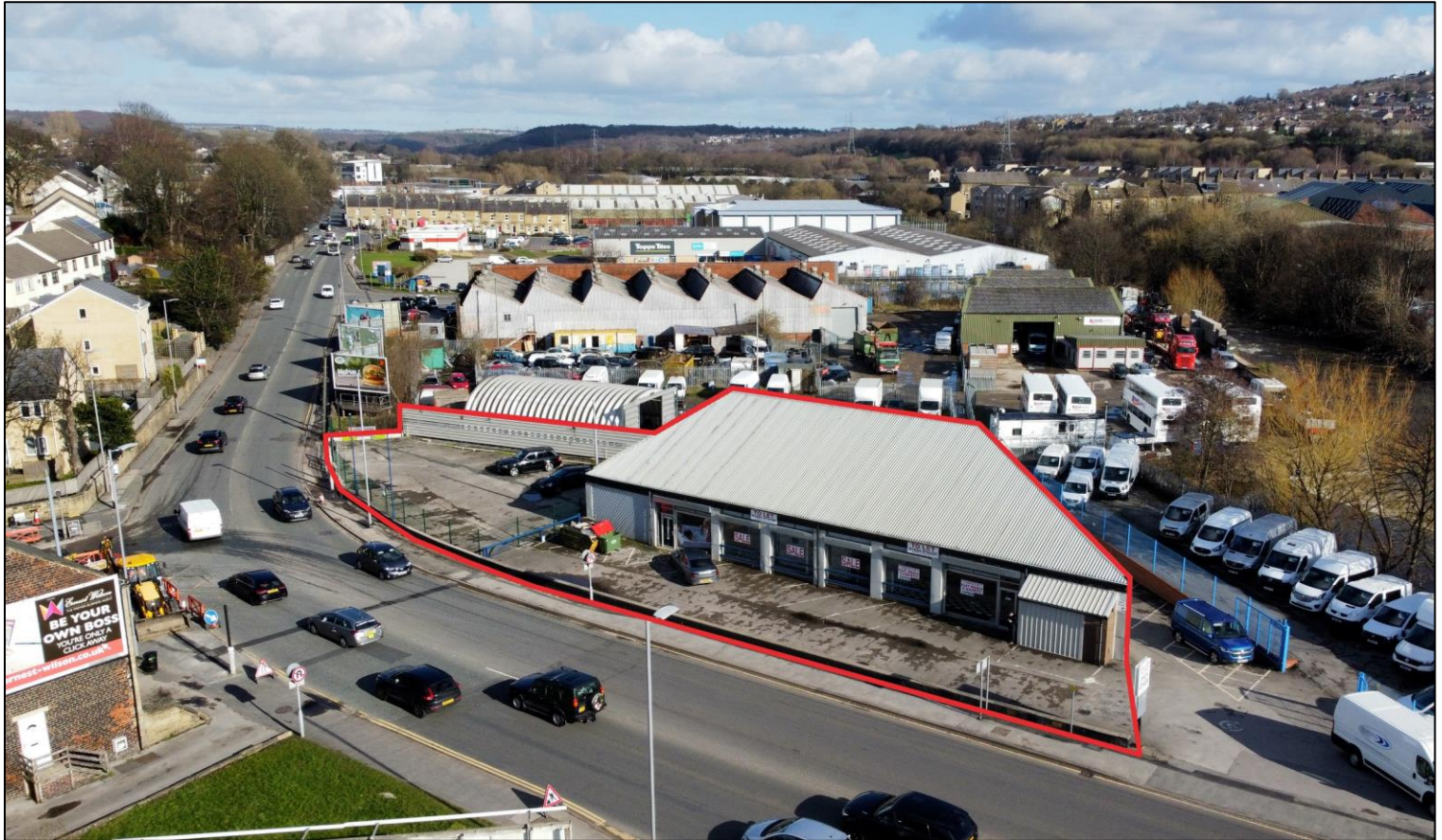


# TO LET

## Wharfedale Property

Baildon Bridge Showroom, Baildon Bridge, Otley Road, Shipley BD17 7HP

Highly Prominent Showroom / Trade Counter / Class 'E' Premises with  
Large Car Park & Compound



Rent: On Application

3,025 ft<sup>2</sup> (281.04 m<sup>2</sup>)

- Strategically located with extensive main road frontage to Otley Road (A6038)
- Site extends to circa 0.325 acres and benefits from large car park / compound
- Suitable for a variety of uses (Subject to Planning)
- EPC Rating – D (84)

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

01924 476496

# TO LET

# Wharfedale Property

## Location

Baildon Bridge Showroom occupies a prominent roadside position on Otley Road (A6038), the main arterial highway which connects Otley with Shipley.

Shipley Town Centre is situated just 400 yards away and the property is located less than 100 yards from the Baildon Bridge Retail Park, home to B&M, Topps Tiles, KFC and neighbours Wickes.

The new build Shipley Wharfe Retail Park is also situated just 150 yards to the south, which Lidl and Costa are occupying.

## Description

The property comprises a former car showroom of steel portal frame construction with plastisol coated steel cladding roof and elevations, incorporating 6no. large display windows which are fully secured with external electric roller shutter security doors and ram barriers to the fixed windowpanes. The unit benefits from two sliding loading doors (3m wide by 2.50m high), one to each end of the front glazing along with two personnel entrance doors alongside.

Internally, the property comprises an extensive open plan sales area with a solid concrete floor and tiled floor covering suitable for showroom, trade counter, workshop and storage uses. Currently, the unit benefits from a suspended ceiling throughout with inset LED lighting. Refurbishment options are available subject to the overall deal agreed.

Externally, the premises benefit from an extensive tarmacadam surfaced yard which can be utilised as car parking, external display area or a storage compound, with large additional car parking area to the front of the premises.

## Buildings Insurance

£825 plus VAT for the whole of 2022.

## Services

Mains electricity, water and drainage are connected to the property.

## Business Rates

Our previous tenant sub-let various parts of the Property and split the Rateable Values, as such, we understand the Premises currently has the following Rateable Values:

Building: Workshop & Premises: £13,750 Rateable Value

Compound: Car Wash & Premises: £12,500 Rateable Value

Our Specialist Rating Agent is currently remerging the assessments / reassessing the Premises for Rating purposes, so the whole demise has one Rateable Value moving forward.

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

## Terms

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

## Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 3,025 ft<sup>2</sup> (281.04 m<sup>2</sup>) and comprises:

|                   | ft <sup>2</sup> | m <sup>2</sup> |
|-------------------|-----------------|----------------|
| Main Showroom     | 2,420           | 224.83         |
| Offices           | 515             | 47.85          |
| Kitchen / Toilets | 90              | 8.36           |



# TO LET

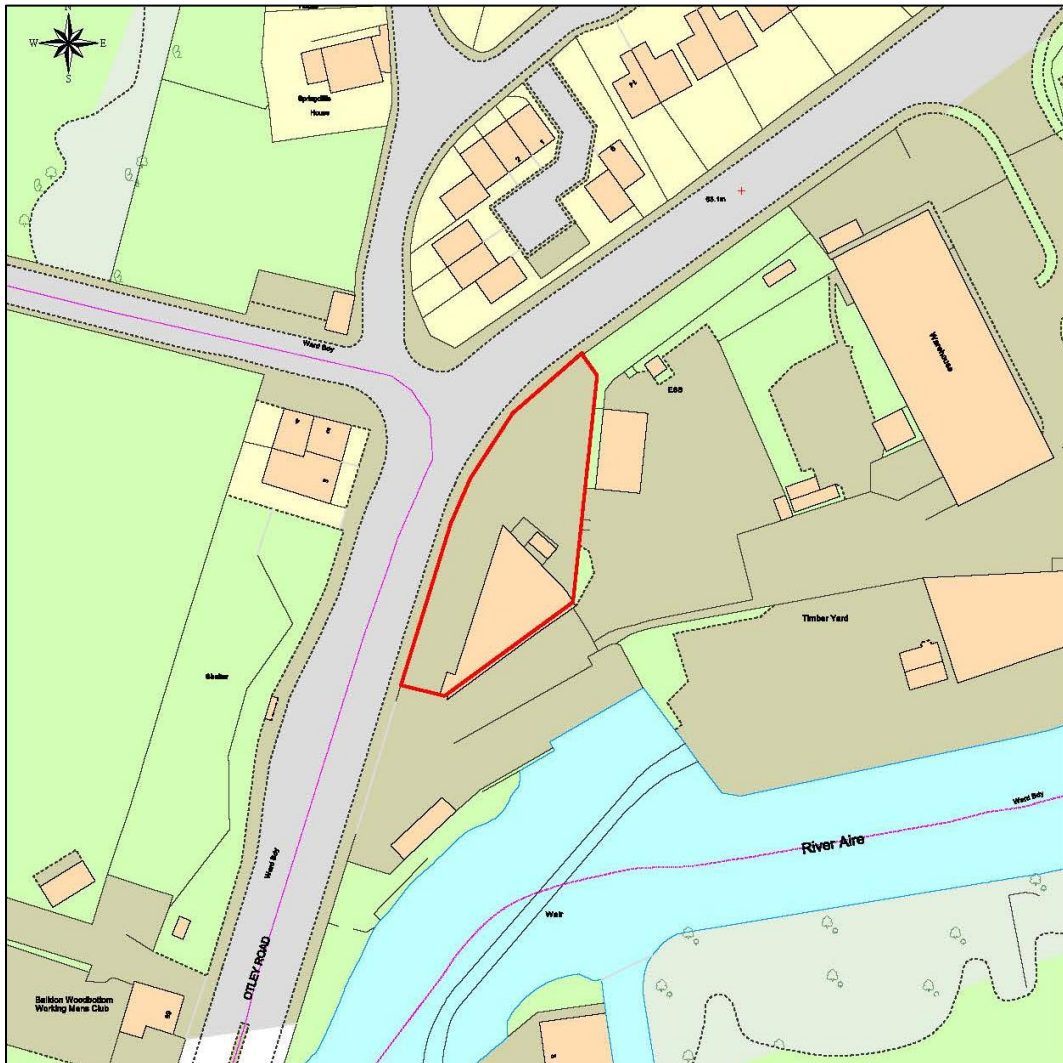
# Wharfedale Property

## VAT

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

## Legal Costs

The incoming 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.



## Further Details and Viewings

Viewings strictly by appointment only, contact:

Wharfedale Property 01924 476 496

Joe Oade

Email: [joe@wharfedaleproperty.co.uk](mailto:joe@wharfedaleproperty.co.uk)

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Subject to Contract

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