SUPERB RESTAURANT/RETAIL/SHOWROOM PREMISES WITH PARKING - RECENTLY REFURBISHED

FOR SALE/TO LET



48 SALTAIRE ROAD, SHIPLEY

BD18 3HN

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BTG Eddisons

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48 Saltaire Road

Shipley, BD18 3HN

Tenure	Property Type	Rental/Price	Size	Location	Property ID
To Let/For Sale	Restaurant/Retail/Showroom	Upon application	537.63 sq m (5,787 sq ft)	Shipley, BD18 3HN	731.4644a (1232784)

For Viewing & All Other Enquiries Please Contact:

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HARVEY BLAND
Surveyor
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Property

The premises comprise a two storey stone clad building with extensive glass frontage and balcony area.

The ground floor consists of a high quality bar and seating area with various partitioned off rooms/storage.

The first floor benefits from a spacious function room, bar area and benefits from good natural light, solid wood flooring and partitioned off W/C areas.

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

Area	m^2	ft^2
Ground floor	219.72	2,365
First floor	293.20	3,156
Balcony	24.71	266
Total GIA	**537.63**	**5,787**

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Restaurant and Premises
Rateable value: £29,750

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed. Alternatively our client can consider a sale of the freehold with full vacant possession.

Rental/Price

Rental/Price on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

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

Anti-Money Laundering

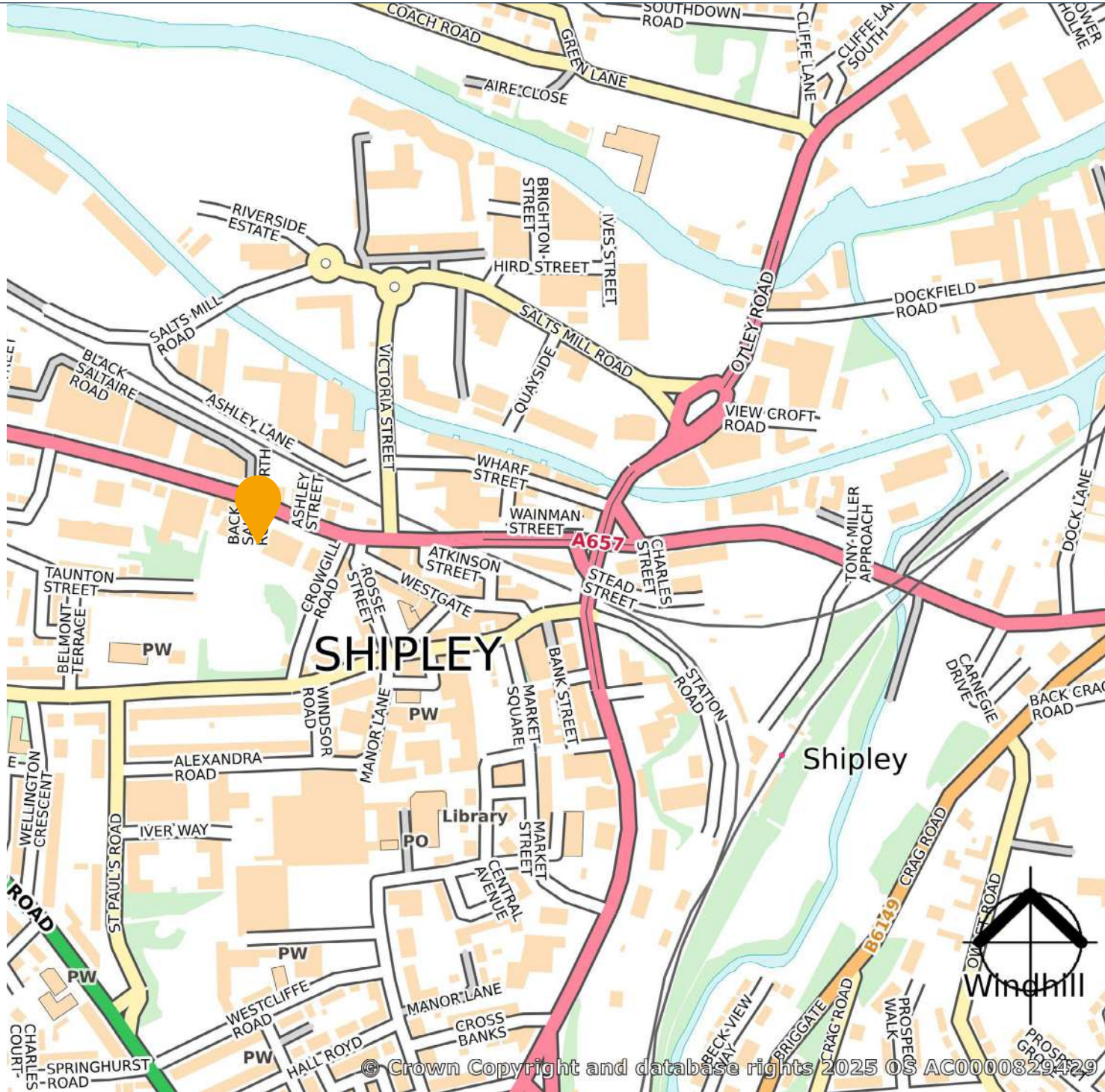
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

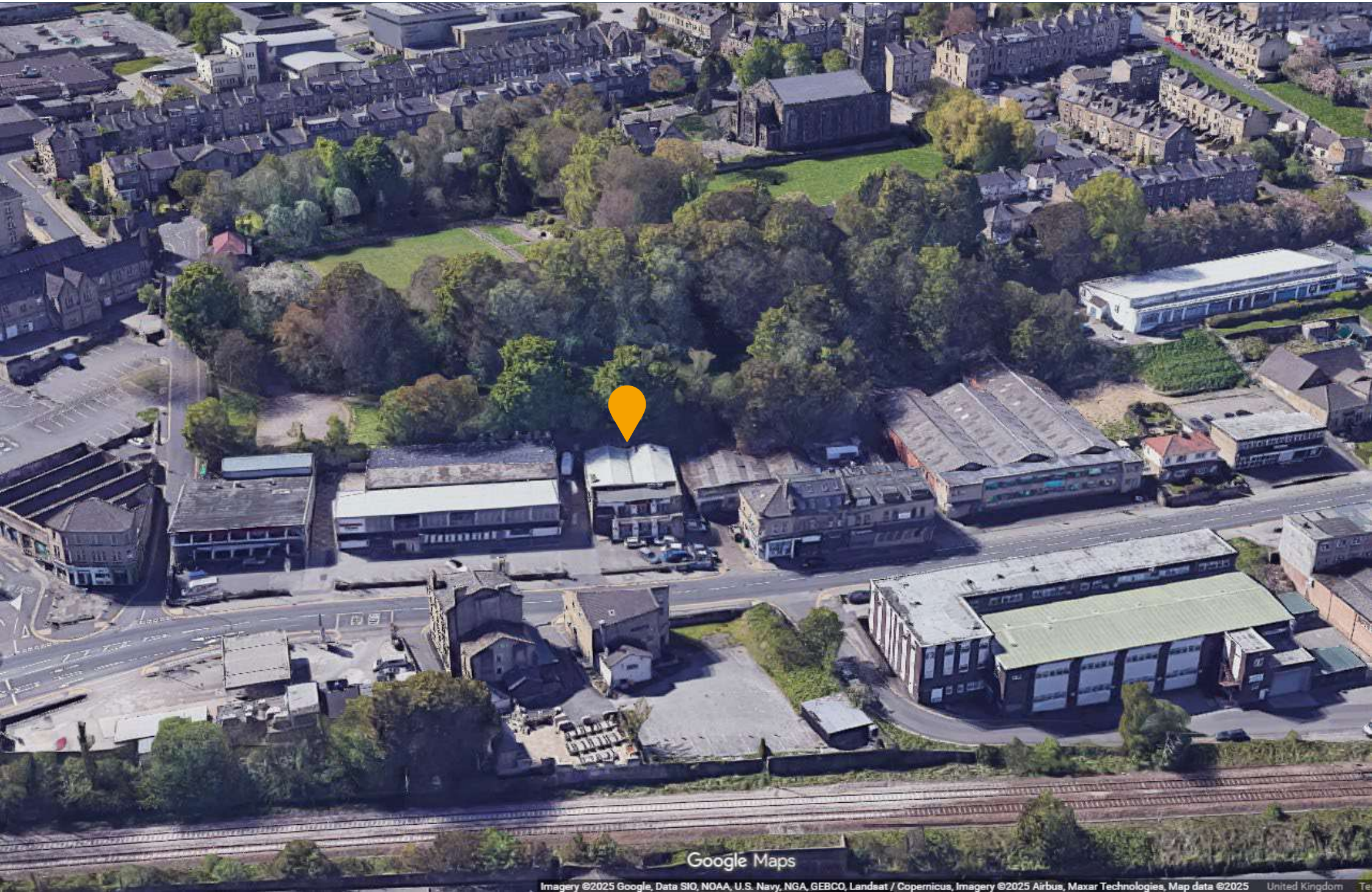
Location

The property is prominently located on Saltaire Road (A657) approximately 0.5 miles west of Shipley town centre. The premises are well located on the edge of the World Heritage Site of Saltaire village.

Shipley train station is within c0.3 miles of the subject unit.



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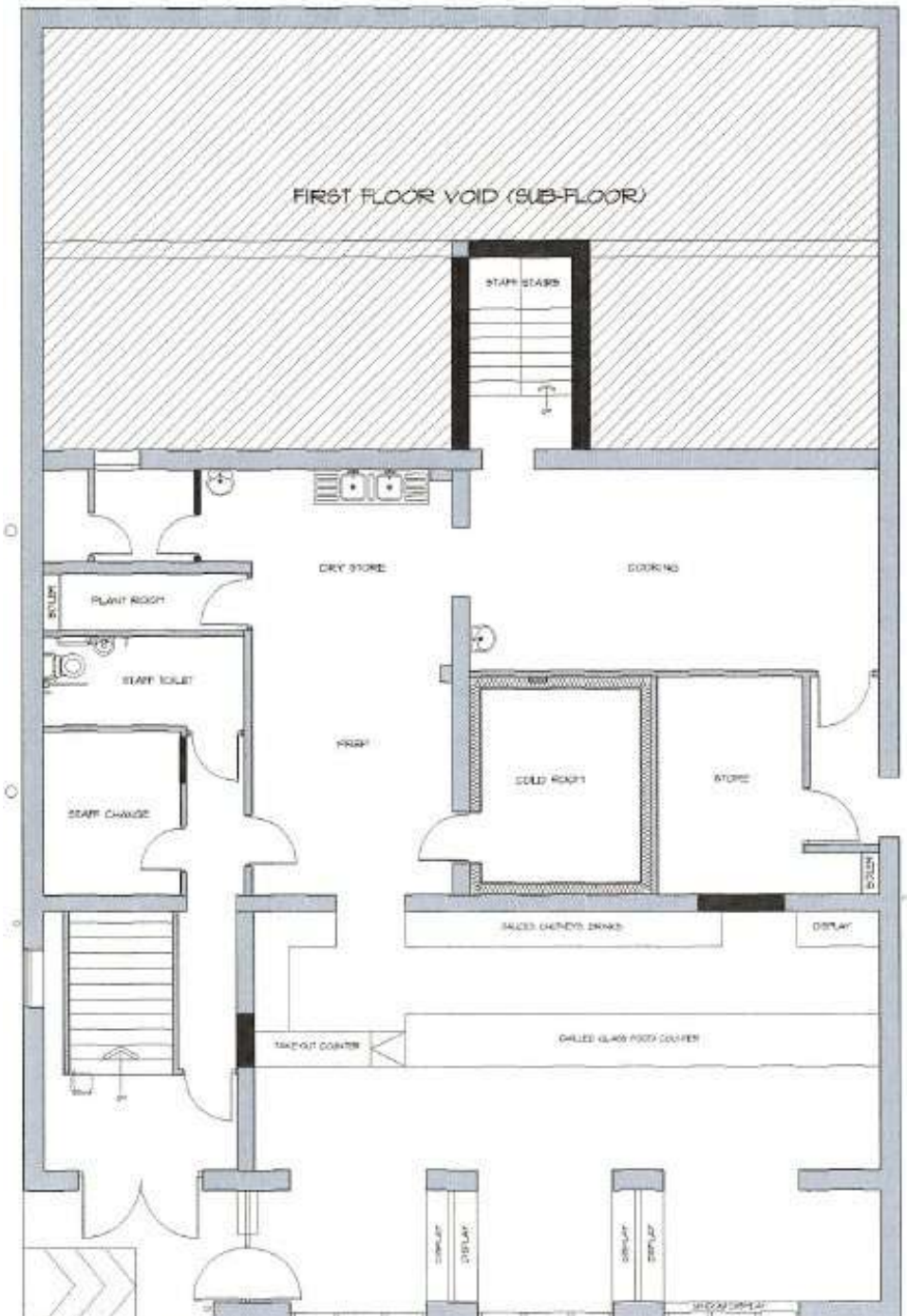




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Ground Floor



First Floor

