

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Bank House, 49 Otley Road SHIPLEY BD18 3PY



TO LET

- Attractive Commercial Unit with Ground Floor of **110.6 sq m (1190 sq ft)** and Useful Basement Stores of **25.0 sq m (270 sq ft)**
- Superb Main Road Frontage Looking onto Otley Road (A6038)
- On Street Customer Car Parking Permitted
- Extensively Renovated Ready for New Occupier's Fit Out

Suite 1, 1st Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
W: www.sharmawilliamson.co.uk

Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





Chartered Surveyors
Commercial Property Agents

SITUATION

The premises front onto Otley Road (A6038) a busy vehicular/commuter route in Shipley Town Centre.

The premises benefit from time restricted car parking (2 hour limit) with permit parking also available.

Other occupiers include Argos, Barclays, Subway and numerous bars, food outlets etc. whilst opposite is Drive In Service Centre

PROPERTY/ACCOMMODATION

The subject premises are arranged at ground floor level forming part of this attractive former bank building. The upper floors are in the process of being converted to 3 good quality apartments (benefiting from their own entrance).

The ground floor commercial unit has been extensively renovated with new ceilings, plastered walls, neutral decorations and new services throughout ready for an occupier to commence their fit out.

The premises provide the following approximate dimensions and net internal floor areas:-

Gross frontage	7.4m	24ft 3in
Internal width	6.8m	22ft 3in
Built depth	17.4m	57ft 2in

SQ M SQ FT

Ground floor

Open plan sales area with timber framed shop front and 2 full height display windows.	110.6	1190
---	-------	------

Kitchen	5.3	57
WCs	-	-

Basement

3 stores. Overall	25.0	270
-------------------	------	-----

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£7,400
Rates Payable (approx):	£3,448

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be

liable to pay Business Rates (subject to qualifying conditions).

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

£17,500 per annum exclusive (Subject to Lease)

LEASE

The property is available to let upon a new effective full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

The incoming tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

We are advised by our landlord clients that VAT will not be chargeable on the rent although they reserve the right do so.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(April 2018)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).