

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Enclosed, Surfaced & Gated Yard
Extending to approximately 0.15 of an Acre



GUIDE RENT - £8,500 PER ANNUM EXCLUSIVE

- **Central position within Shipley having good access to all local amenities**
- **Suitable for a range of uses**
- **No business rate liability (S.T.Q) ****

STATION ROAD, SHIPLEY, WEST YORKSHIRE, BD18 2JL

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Location

The subject site is situated on the fringe of Shipley Town Centre immediately off Otley Road (A6038), close to Shipley Station which provides ready access to Bradford (10 minutes) and Leeds (14 minutes). Shipley town centre and its range of amenities is within walking distance.

Description

Enclosed, surfaced and gated yard area extending to approximately 0.15 of an acre. Vehicular access into the yard is provided from Station Road.

Rateable Value

At the time of reporting we were unable to establish a Rateable Value for the subject yard.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£8,500 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

