

**Bradford Office**  
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Little Germany  
Bradford  
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01274 398729

**Ilkley Office**  
The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
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**Keighley Office**  
Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Excellent Retail Unit  
513 sqft (478 sqm)



**ASKING RENT - £9,000 PER ANNUM EXCLUSIVE**

- **Excellent unit – newly refurbished**
- **Prominent main road position close to Foxes Corner**
- **Popular and well occupied Parade**
- **Available immediately**
- **No business rates to pay – subject to qualification\*\***

**31 BRIGGATE, SHIPLEY  
WEST YORKSHIRE, BD17 7BP**

# 31 BRIGGATE, SHIPLEY WEST YORKSHIRE, BD17 7BP

## Location

The property is situated on the northern fringe of Shipley adjacent to Leeds Road (A657) close to Foxes Corner. It is a busy main road connecting the towns and business centres of Airedale.

The immediate surroundings are retail/commercial in nature. The property essentially forms part of a well occupied and popular parade. The town centre is within walking distance as is Shipley Station.

An excellent highly visible main road position.

## Description

The property comprises ground floor retail accommodation. With glazed frontage and security shutter it extends to open plan showroom. To the rear there is a useful stockroom.

## Accommodation

### Internal

#### Ground Floor Only

Showroom with glazed frontage and entrance door

Overall	342 sqft	32 sqm
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Stock room with door to the rear

Overall	171 sqft	16 sqm
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## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises

Rateable Value: £5,500

Uniform Business Rate for 2023/2024: £0.499

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

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Commencing Rent

£9,000 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.

## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8360-8562-2798-1512-7903>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

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

## Further Information

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**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.**

