

Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097



TO LET

Restaurant Premises
3,085 sqft (286.6 sqm)



GUIDE RENT - £22,000 PER ANNUM EXCLUSIVE

- Long established restaurant premises in a proven trading location
- Approx. 100 covers and bar with kitchen, upper floor and basement stores
- Situated close to Leeds Liverpool Canal and walking distance to Salts Mill, Shipley Town Centre and Shipley Train Station
- Some equipment /furniture available by separate negotiation

WHARFE HOUSE, WHARF STREET, SHIPLEY, BD17 7DW

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Location

A short distance from Shipley town centre amidst converted Wharfside warehouses which are now home to offices/studios.

Shipley train station and the many attractions of Salts Mill and village are a short walk.

Shipley is a thriving, busy historic market town with a population of 20,000.

There is ample on street car parking and a public car park off Wharf Street.

Description

For many years trading as the 'TapasTree' this long established restaurant boasts over 100 covers.

An attractive central bar welcomes customers to a main restaurant area with an additional mezzanine area and two additional rooms for waiting/covers.

The functional kitchen has a range of equipment available by separate negotiation.

Male and female WC's are at first floor level with a useful office and stores.

At lower ground floor level there are useful food and beer cellars.

Accommodation

Internal

First Floor

Restaurant & kitchen
1,885 sqft 175.12 sqm

Second Floor

offices, customer WC's, storage
700 sqft 65.03 sqm

Lower Ground Floor

Basement/cellars
500 sqft 46.45 sqm

External

There is ample on street car parking and a public car park off Wharf Street.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Restaurant and premises
Rateable Value: £14,750
Uniform Business Rate for 2026/2027: £0.432

**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

£22,000 per annum exclusive

VAT

VAT is payable at the applicable rate

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7616-1359-7771-3605-1902>

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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