

sharma
williamson

Chartered Surveyors
Commercial Property Agents

1st / 2nd Floors
Golden House, 11 Market Street
SHIPLEY
BD18 3QD



TO LET

- Office / Training Accommodation Extending to **359.6 sq m (3871 sq ft)** Over 1st and 2nd Floors with Separate Ground Floor Street Entrance.
- Central Town Centre Location.
- Rent: **£22,500** per annum exclusive.

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SITUATION

The premises are situated centrally within Shipley Town Centre fronting Market Street, the main vehicular thoroughfare serving the Town Centre.

This particular section of Market St is a popular bus route also benefitting from 1 hour on street car parking.

Other established occupiers in the locality include Rajas (next door), Cash Convertors and Merko Slots whilst opposite is the Arndale Centre.

Various national occupiers are represented elsewhere within the Town Centre providing a wide array of amenities.

A Council owned Pay & Display car park is situated diagonally opposite.

PROPERTY/ACCOMMODATION

The property comprises a 3 storey concrete framed / brick built building, with the 2 available floors being situated above a ground floor Costa Coffee outlet.

The premises provide the following accommodation and approximate gross internal floor areas:

	Sq m	Sq ft
<u>Ground floor</u> Ground floor entrance with security intercom.		
<u>First floor</u> Open plan general office with partitioning to form training room, stores, staff kitchen and director's office. Approx. gross internal floor area:	178.0	1916
<u>Second floor</u> Various partitioned offices / testing rooms, male / female WCs and staff kitchen. Approx. gross internal floor area:	181.6	1955
Total approx. gross internal floor area:	359.6	3871

AMENITIES

- Gas powered central heating.
- Perimeter trunking to office areas.
- Security intercom access.
- Staff kitchen to both floors.
- Good levels of natural daylight.

RATING

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

	Rateable Value:	Rates Payable (approx.):
1 st floor	£8,300	£4,147
2 nd floor	£6,300	£3,143

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

£22,500 per annum exclusive Subject to Lease, Plus VAT.

LEASE

The accommodation is available to let upon a new full repairing (with service charge recovery) 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

The landlords advise that VAT will be chargeable on the rent etc. at the prevailing rate.

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

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Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

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