



**48 Saltaire Road
Shipley, BD18 3HN**



TO LET

(By Way of Assignment or Sub-Lease)

**Restaurant/Food Production and Conference Premises
Extending to a Total of Approximately 434.41 sqm (4,676 sqft)
With Car Parking**

RENTAL: £22,000 Per Annum Exclusive

48 Saltaire Road, Shipley, BD18 3HN

LOCATION

The property is situated fronting onto Saltaire Road (A657) on the north-western periphery of Shipley Town Centre. It is immediately adjacent to the Aagrah Restaurant, directly opposite China Thai Fever and, near to a number of other occupiers including Jubilee Motors, Ducati/Triumph Motorcycles (Cobb & Jagger), Star Hand Car Wash and Brochella Sandwich Bar.

The property is ideally suited to take advantage of the substantial volumes of passing vehicular traffic on Saltaire Road.

DESCRIPTION

The property comprises a ground floor restaurant/take-away area, with associated food preparation areas, food storage and kitchens, together with first floor (separate entrance) function suite, bar, toilet facilities and again kitchen and food preparation areas. Externally, there are loading facilities to the rear and a small customer car park immediately to the front of the property.

ACCOMMODATION

The property offers the following approximate net internal floor areas:-

Ground Floor

Sales/Restaurant Area 77.11 sqm (830 sqft)

Ancillary 78.04 sqm (840 sqft)

First Floor

Bar, Conference Facilities and Kitchens 279.26 sqm (3,006 sqft)

Total Net Internal Floor Area Approx. 434.41 sqm (4,676 sqft)

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

The Uniform Business Rate for 2017/2018 is 49.7 pence in the £.

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 to the current rates liability.

LEASE

The property is held under the terms of a full repairing and insuring lease, which expires on 4 October 2020, at a current passing rental of £22,000 per annum exclusive without further review. Further information in relation to the lease is available upon request.

ASSIGNMENT/SUB LEASE

Subject to status, our clients are seeking an assignment of the current lease agreement or alternatively a sub-lease for a term shorter than the existing lease, upon similar terms.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We understand that the rent is subject to VAT at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

C - 56

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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