

TO LET Wharfedale Property

48 Saltaire Road, Shipley BD18 3HN

Former Music Venue / Restaurant Premises Suitable for a Variety of Uses (STP)



5,787 ft² (537.63 m²)

Rent: On Application

- Highly prominent Music Venue / Licenced Premises with good parking provisions
- Suitable for a Variety of Uses including Restaurant, Retail, Showroom, Trade Counter, Hybrid and Leisure (Subject to Planning & new 'Class E' Use Class Order Regulations)
- EPC Rating – C (56)

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TO LET

Wharfedale Property

Location

The property is located fronting onto Saltaire Road (A657) on the north-western periphery of Shipley Town Centre, being just a stones throw away from the World Heritage Site of Saltaire. The property is ideally situated to take full advantage of the substantial volumes of passing vehicular traffic on Saltaire Road.

Description

The property comprises an open plan ground floor café / retail sales area with multiple sound deadened rooms behind which form rehearsal rooms / recording studios (which could be returned to food preparation, storage and kitchen areas easily).

The first floor comprises the main function suite / restaurant, bar, toilet facilities and food preparation, storage and kitchen areas.

Externally, the property benefits from dedicated car parking to the front and parking / loading areas to the rear.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Electricity, water, gas and drainage are connected to the property.

Rent & VAT

On Application. All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Business Rates

Restaurant & Premises: £27,000 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance

Figures can be provided upon request.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 5,767 ft² (537.63 m²) and comprises:

	ft ²	m ²
Ground Floor	2,365	219.72
First Floor	3,156	293.20
First Floor Balcony	266	24.71

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Eddisons	Matt Jennings	01274 734 101

Subject to Contract

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