

# Lot 41, Unit C, Victoria House, Market Square, Shipley, West Yorkshire BD18 3QB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Photo taken in October 2021

# Lot 41, Unit C, Victoria House, Market Square, Shipley, West Yorkshire BD18 3QB

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## Property Information

### Freehold Charity Shop Investment

- Let to Farplace Animal Rescue Limited
- Lease until August 2028 (no breaks)
- Approx. 4,853 sq ft
- Nearby occupiers include Costa Coffee, Home Bargains, JD Wetherspoon, Subway and Superdrug

#### Lot

41

#### Auction

15th December 2022

#### Rent

£27,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 3 miles north of Bradford, 13 miles north-west of Leeds  
**Roads** A6038, A650, M62  
**Rail** Shipley Railway Station  
**Air** Leeds/Bradford Airport

### Situation

Shipley is a market town situated to the north of Bradford City Centre. The property is located in Market Square in the town centre, with Shipley market directly opposite providing a focal point for the town centre three days a week. Nearby occupiers include Costa Coffee, Home Bargains, JD Wetherspoon, Subway and Superdrug.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a charity shop arranged on the ground, mezzanine and first floors.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 week completion.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine First	Retail/Ancillary Ancillary Ancillary	203.45 26.15 221.34	(2,190) (281) (2,382)	FARPLACE ANIMAL RESCUE LIMITED (2)	7 years from 01/09/2021	£27,500	01/09/2024 and 01/09/2027
<b>Total</b>		<b>450.94</b>	<b>(4,853)</b>			<b>£27,500</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

(2) Farplace Animal Rescue is a animal charity with 39 shops around the UK ([www.farplace.org.uk](http://www.farplace.org.uk))



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## Contacts

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September 2020