



£800

TO LET* * NEWLY REFURBISHED SHOP* * FABULOUS KITCHEN/DINER/STAFF ROOM* *BATHROOM

Nestled on the bustling Commercial Street in Shipley, this newly refurbished double fronted shop presents a remarkable opportunity for those seeking a prime retail space. With its generous layout, the property is well-suited for a variety of sales and trades, making it an ideal choice for entrepreneurs looking to establish or expand their business.

The shop boasts a fabulous kitchen/diner, thoughtfully designed for staff convenience. It features a superior range of cabinets, providing ample storage and functionality for daily operations. Additionally, the presence of a dedicated staff bathroom enhances the practicality of the space, ensuring a comfortable working environment.

This property not only offers a prominent location with high foot traffic but also benefits from modern refurbishments that create an inviting atmosphere for customers. Whether you are looking to launch a new venture or relocate an existing business, this shop on Commercial Street is a fantastic option that should not be overlooked.

Seize this rare opportunity to secure a versatile retail space in a thriving area.

Ask us about....





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(29-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

SALES • LETTING

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