

# lot 96

## Stanhope House 12-23 Market Street Shipley, West Yorkshire BD18 3QN

Rent  
£89,171.67  
per annum  
exclusive  
(gross) (with  
6,126 sq ft  
vacant offices  
above)

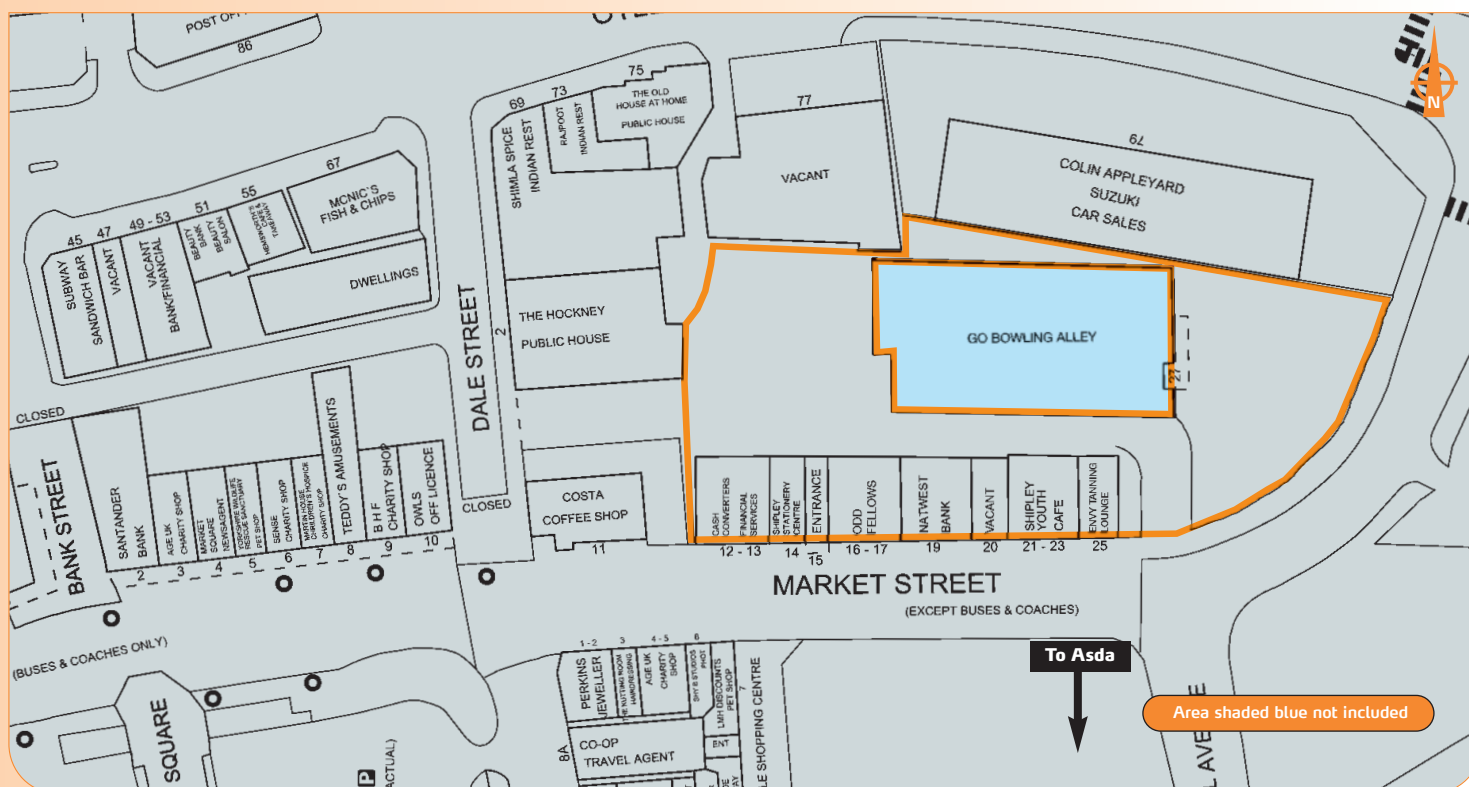
### Retail Parade and Office Investment

- Unbroken parade of 7 retail units with tenants including National Westminster Bank Plc and Cash Converters (Shipley) Limited
- Asset management potential with 6,126 sq ft vacant office accommodation
- Located in popular commuter town
- Nearby occupiers include Costa Coffee, Co-operative Travel and British Heart Foundation



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**Location**

Miles: 3 miles north of Bradford  
11 miles north-west of Leeds

Roads: A6038, A650, A657

Rail: Shipley Rail

Air: Leeds Bradford Airport

**Situation**

Shipley is a popular commuter market town some 3 miles north of Bradford. The property is situated on the eastern side of Market Street just south of the pedestrianised Market Square which houses occupiers including Superdrug, Specsavers, Greggs, Santander and Phones4U. Other nearby occupiers include Costa Coffee, Co-operative Travel, British Heart Foundation and Go Bowling.

**Description**

The property comprises an unbroken parade of seven ground floor retail units with office accommodation at first and second floors currently arranged into six separate suites with communal facilities.

**Tenure**

Long Leasehold. Held from Gatsby GR Limited for a term of 106 years from 09/07/2004 until 27/12/2110 at a fixed rent of £4,160 pa.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent (gross)	Review/ (Reversion)
12 & 13	Ground	Retail	198.72 sq m (2,139 sq ft)	<b>CASH CONVERTERS (SHIPLEY) LIMITED</b>	10 years from 16/10/2009	£15,000	(15/10/2019)
14	Ground	Retail	97.18 sq m (1,046 sq ft)	<b>INDIVIDUAL t/a The Little Stationery Shop</b>	6 years from 18/07/2014 (1)	£10,500	18/07/2017 (17/07/2020)
16 & 17	Ground	Public House	215.81 sq m (2,323 sq ft)	<b>TINY INNS LIMITED t/a The Oddfellows Public House</b>	6 years from 07/05/2014 (2)	£9,166.67	07/05/2017 (06/05/2020)
19	Ground	Retail	189.89 sq m (2,044 sq ft)	<b>NATIONAL WESTMINSTER BANK PLC</b>	25 years from 24/06/1992	£24,500	(23/06/2017)
20	Ground	Retail	91.32 sq m (983 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
22	Ground	Retail	223.15 sq m (2,402 sq ft)	<b>CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL</b>	5 years from completion (3)	£16,000	(2021)
23	Ground	Retail	109.72 sq m (1,181 sq ft)	<b>INDIVIDUALS t/a Envy Training Lounge</b>	5 years from 10/07/2015	£8,000	(09/07/2020)
Suite 1 & 2	First	Office	92.90 sq m (1,000 sq ft)	<b>BLUE MARKETING LIMITED</b>	1 year from 01/11/2015	£3,000	(30/10/2016)
Suite 3	Second	Office	96.80 sq m (1,042 sq ft)	<b>REED CASTLE LIMITED</b>	1 year from 01/11/2015	£3,000	(30/10/2016)
Suite 4, 5, 6, 7, 8 & 9	First & Second	Office	569.12 sq m (6,126 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
Substation	Ground			<b>YORKSHIRE ELECTRICITY DISTRIBUTION PLC</b>	65 years from 23/12/1965	£5	(22/12/2025)
<b>Total</b>			<b>1,884.61 sq m (20,286 sq ft)</b>			<b>£89,171.67</b>	

(1) The lease provides a tenant's option to determine on 18/07/2017.

(2) The lease provides a tenant's option to determine on 07/05/2017.

(3) The tenant is currently holding over on a previous lease which has expired. A new 5 year lease is due to be completed by 23rd October 2016 and provides a tenant option to determine at Year 3.

**For further details please contact:**

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