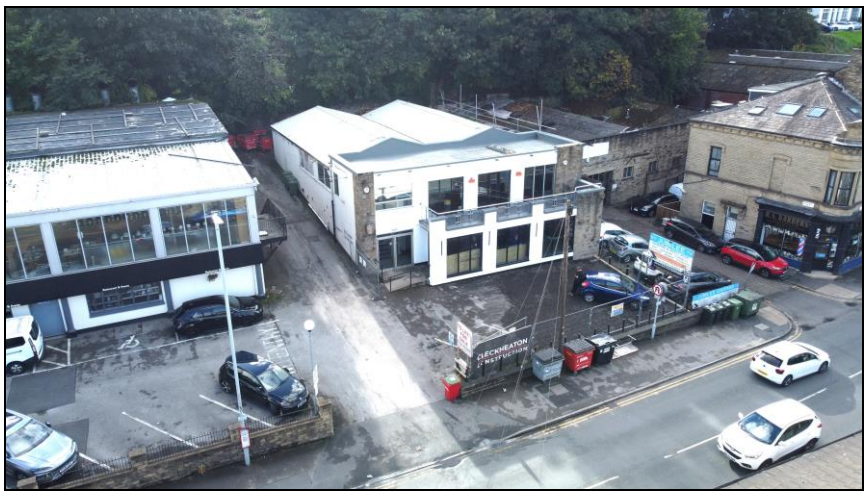
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

RECENTLY REFURBISHED SHOWROOM/RETAIL/RESTAURANT PREMISES WITH P

48 SALTAIRE ROAD, SHIPLEY, WEST YORKSHIRE, BD18 3HN

538m^2 (5,787 sq. ft)



- High profile recently refurbished property suitable for a variety of uses including restaurant, retail, trade, showroom (STP)
- Well located fronting the A657 Saltaire Road only 0.5 miles west of Shipley town centre (within walking distance of Shipley train station)
- Presently providing bar area at ground floor with car parking both to the front and rear - ***immediately available for occupation***

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@ michaelsteel.co.uk W: www.michaelsteel.co.uk

For Enquiries call
0113 234 8999

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Location

48 Saltaire Road is situated in a prominent position only 0.5 miles west of Shipley town centre on the A657. The premises are located on the World Heritage site of Saltaire village and within 0.3 miles of Shipley train station.

Description

48 Saltaire Road comprises a two storey stone clad property with significant glass frontage and balcony. Presently the property has a high-quality bar and seating area at ground floor with a large function room/bar area at first floor.



Externally 48 Saltaire Road benefits from its own car park to the front along with loading/further parking at the rear.

Accommodation

Ground floor	219.72m² (2,365 sq. ft)

Providing bar with seating area along with partitioned areas/storage



First floor	293.20m² (3,156 sq. ft)

Comprising spacious function room, bar area with good natural light, toilets and solid wood flooring

Balcony	24.71m² (266 sq. ft)
Gross Floor Area	**537.63m² (5,787 sq. ft)**

Services

We understand the premises benefit from mains water, sewer drainage and electricity in addition to individual appliances including lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

We are advised the premises have an EPC rating of C (56).

Non-Domestic Rating

We are verbally advised by the VOA website the premises assessed as follows: -

Restaurant & Premises	RV £29,750

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Council Tel: 01274 432111.

Lease Terms

48 Saltaire Road is offered by way of a new tenants full repairing and insuring lease for a period of years to be agree, incorporating 3 yearly rent reviews (plus any service charge, if applicable).

Rent

£30,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

Price

The landlords have intimated they may consider a freehold disposal seeking offers in excess of £500,000.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Alec Michael alec@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Eddisons **Tel: 01274 734101**
Matthew Jennings matthew.jennings@eddisons.com
Harvey Bland harvey.bland@eddisons.com

Our Ref: 3885/A/M
November 2026 **Subject to Contract**

Michael Steel & Co
PROPERTY CONSULTANTS
0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.