



- Long established restaurant premises in a proven trading location
- Approx. 100 covers and bar with kitchen, upper floor and basement stores
- Situated close to Leeds Liverpool Canal and walking distance to Salts Mill, Shipley Town Centre and Shipley Train Station
- Some equipment /furniture available by separate negotiation

Wharfe House, Wharf Street, Shipley, BD17 7DW

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: mike@atkinsonassoc.co.uk

Location

A short distance from Shipley town centre amidst converted Wharfside warehouses which are now home to offices/studios.

Shipley train station and the many attractions of Salts Mill and village are a short walk.

Shipley is a thriving, busy historic market town with a population of 20,000.

There is ample on street car parking and a car park off Wharf Street.

Description

For many years trading as the 'Tapas Tree' this long established restaurant boasts over 100 covers.

An attractive central bar welcomes customers to a main restaurant area with an additional mezzanine area and two additional rooms for waiting/covers.

The functional kitchen has a range of equipment available by separate negotiation.

Male and female WC's are at first floor level with a useful office and stores.

At lower ground floor level there are useful food and beer cellars.

Accommodation

Approx Size	Sq M	Sq Ft
First floor restaurant & kitchen	175.12	1,885
Second floor offices, customer WC's, storage	65.03	700
Lower ground floor basement/cellars	46.45	500
TOTAL	286.60	3,085

Rateable Value

The current rateable value (1st April 2026 to present) is £14,750.

We advise that all interested parties contact the local authority for confirmation of rates payable.

Lease

By negotiation (effective full repairing and insuring) minimum 3 years.

Rent

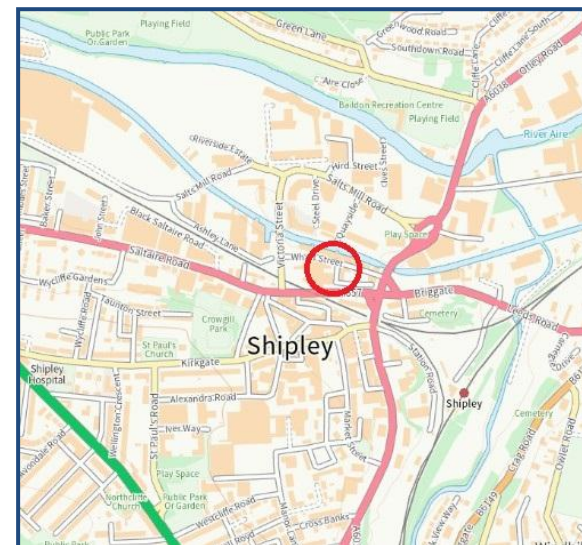
£22,000 per annum plus VAT

EPC

B (50)

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on tenants where required.



Viewing

Via joint agents

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