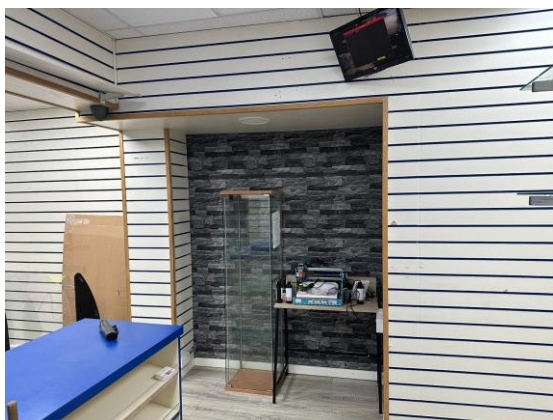


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Compact Self Contained Retail Accommodation  
303 sqft (28 sqm)



**GUIDE RENT - £8,000 PER ANNUM EXCLUSIVE**

- **Frontage on to Main Street with return frontage onto the arcade**
- **No business rates to pay – subject to qualification \*\***
- **Lease incentives to include rent free periods pay be available - please speak to the agents for further information**
- **Good access to all Local Amenities**
- **Suitable for a variety of uses**
- **Low running costs**

**156 MAIN STREET, BINGLEY  
WEST YORKSHIRE, BD16 2HR**

# 156 MAIN STREET, BINGLEY WEST YORKSHIRE, BD16 2HR

## Location

This property is situated within the heart of Bingley Town Centre, forming part of the Queens Court Arcade, having good access to local amenities.

Bingley itself is positioned approximately 3 miles to the South of Keighley and 5 miles North of Bradford.

## Description

The property offers compact open plan retail accommodation with a small rear store which in our opinion could be suitable for a variety of uses.

There are communal toilets within Queens Court.

## Accommodation

### Internal

### Ground Floor

Retail sales area

303 sqft 28 sqm

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises

Rateable Value: £6,900

Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Services

We understand that mains electricity and water are installed however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£8,000 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3744-9530-0982-8579-4885>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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