

Bradford Office

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Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
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LS29 9DT
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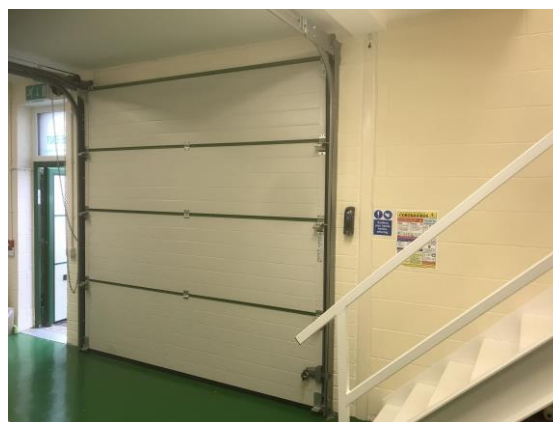
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Two Storey 'Hybrid Style' Warehouse/Commercial Unit
with Parking
800 sqft (74 sqm)



The internal photographs are of the adjoining unit – Unit 5
GUIDE RENT - £6,500 PER ANNUM EXCLUSIVE

- **Central position within Bingley**
- **Close to all Town Centre amenities to include Bingley Railway Station**
- **Suitable for a variety of uses**
- **Parking**
 - **No business rates to pay (S.T.Q)**
 - **Close to the Aire Valley Trunk Road**
 - **Gas fired central heating together with 3 phase electricity**

**UNIT 6 ST JOHN'S HOUSE BUSINESS CENTRE, CLYDE STREET,
BINGLEY, WEST YORKSHIRE, BD16 4LD**

UNIT 6 ST JOHN'S HOUSE BUSINESS CENTRE, CLYDE STREET, BINGLEY, WEST YORKSHIRE, BD16 4LD

Location

The property occupies a central position within the town having good access to all local amenities and lies only a short distance away from the railway station giving excellent access to Leeds and Bradford.

Description

Two storey 'hybrid' style unit incorporating ground floor works/warehouse accommodation with a first floor storage facility (potential office area)

Accommodation

Internal

Ground Floor

Works/Warehouse accommodation

450 sqft 42 sqm

First Floor

Open plan storage accommodation (potential office)

350 sqft 32 sqm

External

Parking

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Workshop & Premises

Rateable Value: £6,700

Uniform Business Rate for 2020/2021: £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 all main services are either installed or available 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

Terms

The property is available to let for a period of years to be agreed. The lease will be excluded from the relevant Security of Tenure Provisions as set out in the Landlord & Tenant Act 1954.

Guide Rent

£6,500 per annum exclusive

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

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9470-5790-7822-9993-9568>

VAT

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

Legal Costs

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

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

