

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Substantial Ground Floor Accommodation
extending to approximately 1,370 sqft (122 sqm)
together with Large Basement Storage Areas



GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE

- **Central position within Bingley Town Centre**
- **Close to all Town Centre amenities to include Bingley Railway Station**
- **Suitable for a variety of uses (S.T.P) to include Restaurant, Bar, Showroom / Retail, Leisure, Beauticians, Hairdressers**
- **Lease incentives may be available – please speak to the agents**
- **Private parking**

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

152 MAIN STREET, BINGLEY WEST YORKSHIRE, BD16 2HR

Location

The subject property is centrally situated within Bingley Town Centre, having good access to all local amenities.

Description

The property offers ground floor accommodation benefiting from display windows onto Main Street (B6265) together with large basement storage and ancillary areas. Private parking can be made available.

In our opinion the available space is suitable for a range of uses (S.T.P) to include Restaurant, Bar, Showroom/Retail, Leisure, Beauticians, Hairdressers

Accommodation

Internal

Ground Floor

Retail/showroom accommodation with display windows leading to rear kitchen facility

1,370 sqft 122 sqm

Basement

Large basement/storage areas extending to approximately

750 sqft 70 sqm

External

Private parking can be made available. For further details please speak to the agents.

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: Bank & Premises
Rateable Value: £28,750
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.

The Rateable Value will need to be reassessed upon occupation. Further enquires should be directed to Bradford Council's Business Rate Department on Tel: (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.

Guide Rent

£20,000 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

EPC commissioned

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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