

# FOR SALE

Part Single and Part Two Storey Warehouse  
and Office accommodation  
4,212 sqft (392 sqm)



**GUIDE PRICE - £355,000**

- **Rare freehold for Bingley**
- **No Business rates to pay – S.T.Q**
- **Lying on the fringe of Bingley Town Centre within a mixed use area**

**12 WHITLEY STREET, BINGLEY  
WEST YORKSHIRE, BD16 4JH**

# 12 WHITLEY STREET, BINGLEY WEST YORKSHIRE, BD16 4JH

## Location

The property is situated on Whitley Street within a mixed use area, lying on the fringe of Bingley Town Centre having good access to all local amenities.

## Description

The property offers part single and part two storey warehouse and office accommodation being predominantly stone built with slate roof construction.

The lower ground floor to include the single storey section (ground floor at rear) extends to approximately 2,365 sqft (220 sqm) and the upper ground floor (ground floor – Whitley Street) extends to 1,847 sqft (172 sqm) – Total Gross Internal Floor Area 4,212 sqft (392 sqm) (approx.). On street parking is available

## Accommodation

### Internal

#### (1) Two Storey Offices and Warehouse Accommodation

##### Lower Ground Floor/Ground Floor (rear)

General warehouse with loading door

Overall Measurement (approx)  
63'4" x 29'2"      1,847 sqft      172 sqm

##### Upper Ground Floor/Ground Floor (Whitley Street)

Entrance lobby leading to

Store room  
Kitchen  
Gents toilets comprising wash basin and low suite wc  
Ladies toilets comprising two low suite wc's and hand basin  
Further inner lobby area  
Open plan warehouse accommodation with two offices

Overall Measurement (approx)  
64'5" x 28'9"      1,847 sqft      172 sqm

#### (2) Single storey warehouse and office accommodation

Open plan office and warehouse area with loading facility

28'6" x 18'2"      518 sqft      48 sqm

### External

On street parking is available throughout sections of Whitley Street.

## 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: Warehouse & Premises  
Rateable Value: £8,700  
2023/24 Uniform Business Rate: 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 and current Rateable Value.

\*\*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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£355,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8762-9587-2817-3235-4974>

## 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

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

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