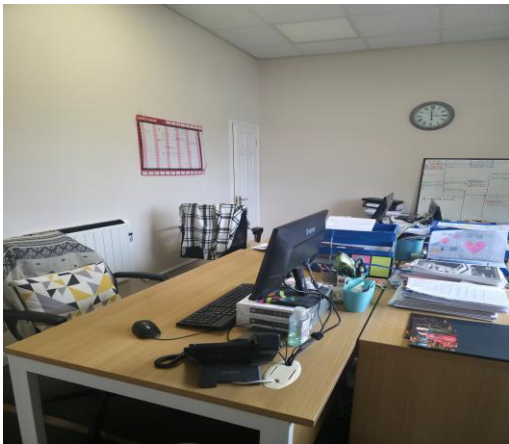


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Single Storey Offices/Consulting Rooms
388 sqft (36 sqm)



GUIDE RENT - £6,600 PER ANNUM EXCLUSIVE

- **Central position within Bingley**
- **No business rates to pay – subject to qualification****
- **Close to all Town Centre amenities to include Bingley Railway Station**
- **Suitable for a variety of uses – S.T.P**
- **Parking is available**

**UNIT 3 ST JOHN'S HOUSE BUSINESS CENTRE, CLYDE STREET,
BINGLEY, WEST YORKSHIRE, BD16 4LD**

UNIT 3 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

The property offers single storey accommodation which could suit an office use/salon/consulting rooms

Accommodation

Ground Floor

Reception office 11'4" x 9'	102 sqft	9 sqm
Rear office 16'8" x 11'	183 sqft	17 sqm
Inner office 11'2" x 6'6"	73 sqft	7 sqm
Toilet/kitchen facility 7'9" x 3'10"	30 sqft	3 sqm

External

Parking is available.

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: Offices & Premises
Rateable Value: £3,000
Uniform Business Rate for 2025/2026: £0.499

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

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

£6,600 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1712-4749-3186-4462-3809>

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.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where 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

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

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.

