

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Open Plan Retail Unit
1,017 sqft (94 sqm)



GUIDE RENT - £16,500 PER ANNUM EXCLUSIVE

- **Superb Retail/Office premises**
- **Situated just off Main Street via Chapel Lane**
- **Open plan unit**
- **Close to Bingley Railway Station**

1 BURRAGE STREET, BINGLEY, BD16 1GH

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Location

The property occupies a central position within Bingley Town Centre, having good access to include all local amenities.

Bingley is conveniently situated approximately half way between Keighley (4 miles North West) and Bradford (5 miles to the South East) with excellent road links provided via the A650 Bingley Relief Road.

Nearby occupiers include Ladbrokes, Skipton Building Society and Lidl as well as a mix of independent retailers and service providers.

Description

The property offers ground floor open plan retail/ office space with wc and small kitchenette. The property benefits from a large display window with roller shutter. On street parking is available

Accommodation

Internal

Ground Floor

Open plan sales area with wc and kitchenette

1,017 sqft 94 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: £13,250

Uniform Business Rate for 2025/2026: £0.499

From the 1st April 2026 the rateable value will be £14,250

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

£16,500 per annum exclusive

VAT

VAT is payable on the rent at the applicable rate

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1266-7558-5604-6495-0970>

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

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