

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Spacious Retail/Showroom Unit  
suitable for a variety of uses to include Hairdressers, Beauticians,  
Sandwich Shop  
464 sqft (43 sqm)  
Plus Basement



**GUIDE RENT - £8,500 PER ANNUM EXCLUSIVE**

- **Town Centre location with good access to all local amenities**
- **Lease incentives to include rent free periods may be available – please speak to the agents**
- **No business rates to pay – subject to qualification\*\***
- **Suitable for a variety of retail/office uses**

**2 CHAPEL LANE, BINGLEY  
WEST YORKSHIRE, BD16 2NG**

# 2 CHAPEL LANE, BINGLEY WEST YORKSHIRE, BD16 2NG

## 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 as well as a mix of independent retailers and service providers.

## Description

The property offers spacious ground floor retail accommodation with a large display window and basement storage. On street parking is available

## Accommodation

### Internal

### Ground Floor

Retail accommodation with large display window

464 sqft          43 sqm

### Basement

Storage accommodation

### External

On street car parking

## 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: £7,100  
Uniform Business Rate for 2023/2024: £0.499

\*\*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)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£8,500 per annum exclusive

## VAT

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

## EPC

EPC commissioned

## Anti Money Laundering Regulations

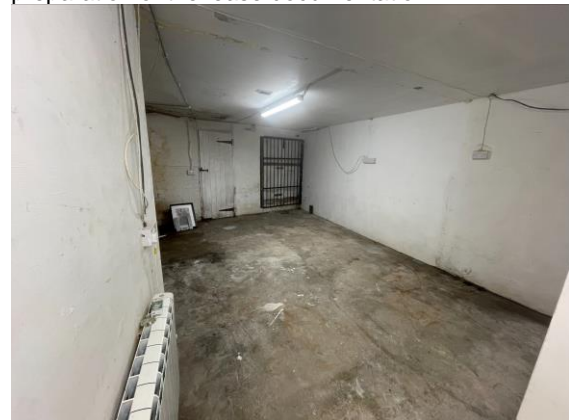
In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## 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  
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