

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Prominent Double Fronted Spacious Retail/Showroom Unit
with Additional Storage Accommodation

1,500 sqft (139 sqm)



GUIDE RENT - £16,000 PER ANNUM EXCLUSIVE

- **Central position within Bingley Town Centre**
- **No business rates to pay – subject to qualification****
- **Close to all Town Centre amenities to include Bingley Railway Station**
- **Suitable for a variety of retail/showroom uses**
- **Nearby occupiers to include; Martinez Wine Merchants and Wine Bar , Linley & Simpson - residential estate agents and The Potting Shed - Bar and Restaurant.**

**108 MAIN STREET, BINGLEY
WEST YORKSHIRE, BD16 2JH**

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Location

The subject property is centrally situated within Bingley Town Centre, having good access to all local amenities and with prominent frontage on to Main Street.

Description

The property offers spacious double fronted retail/showroom accommodation which in our opinion would be suitable to a wide range of retail/showroom business uses. In addition there is useful basement storage and toilet facilities.

Accommodation

Internal

Ground Floor

Large retail and showroom accommodation with two large display windows

Leading to

Rear storage accommodation and ancillary areas

Basement

Storage accommodation and toilet facility

Total floor area to include basement stores

1,500 sqft 139 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: £9,000

Uniform Business Rate for 2024/2025: £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

Terms

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

Guide Rent

£16,000 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/9200-6912-0388-6510-3070>

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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