

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Spacious Retail/Office Accommodation
730 sqft (68 sqm)



GUIDE RENT - £9,500 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/office uses**
- **Nearby occupiers to include; Martinez Wine Merchants and Wine Bar , Linley & Simpson - residential estate agents and The Potting Shed - Bar and Restaurant.**

**106 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 retail/office accommodation which in our opinion would be suitable to a wide range of retail/office business uses. In addition there are kitchen and toilet facilities.

Accommodation

Internal

Ground Floor

Reception/sales area

264 sqft 25 sqm

Leading to

Small storage area, 2 private rooms off kitchen and wc facilities.

242 sqft 22 sqm

First Floor

Room/office

224 sqft 21 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: £4,750

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

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

£9,500 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/0996-2823-6430-6000-7803>

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.

