

TO LET

Two Storey 'Hybrid Style' Warehouse/Commercial Unit
with Parking
800 sqft (74 sqm)



GUIDE RENT – £8,000 PER ANNUM EXCLUSIVE

- **Central position within Bingley**
- **Close to all Town Centre amenities to include Bingley Railway Station**
- **Suitable for a variety of uses**
- **Parking**
- **No business rates to pay (S.T.Q)**
- **Close to the Aire Valley Trunk Road**
- **Gas fired central heating together with 3 phase electricity**

**UNIT 6 ST JOHN'S HOUSE BUSINESS CENTRE, CLYDE STREET,
BINGLEY, WEST YORKSHIRE, BD16 4LD**

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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

Two storey 'hybrid' style unit incorporating ground floor works/warehouse accommodation with a first floor storage facility (potential office area)

Accommodation

Internal

Ground Floor

Works/Warehouse accommodation

450 sqft 42 sqm

First Floor

Open plan storage accommodation (potential office)

350 sqft 32 sqm

External

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: Workshop & Premises
Rateable Value: £9,900
Uniform Business Rate for 2024/2025: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**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. The lease will be excluded from the relevant Security of Tenure Provisions as set out in the Landlord & Tenant Act 1954.

Guide Rent

£8,000 per annum exclusive

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9470-5790-7822-9993-9568>

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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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.

