

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Prominent Retail, Showroom, Salon, Offices, Consulting Rooms. Superb High Quality Accommodation with Parking  
In all 1,739 sqft (162 sqm)



**GUIDE RENT - £22,500 PER ANNUM EXCLUSIVE**  
(please enquire for the rents on the individual floors)

- Available as a whole or can be made available on a floor by floor basis
- Prominent frontage onto Bradford Road on the edge of Bingley
- Suitable in our opinion for a variety of uses
- No business rates to pay (subject to qualification)

**COTTINGLEY WORKS, BRADFORD ROAD  
COTTINGLEY, BD16 1NE**

# COTTINGLEY WORKS, BRADFORD ROAD COTTINGLEY, BD16 1NE

## Location

The property is situated on Bradford Road between Cottingley and Bingley. A highly visible main road position adjacent to Bingley Fencing.

The immediate surroundings are largely residential. A highly regarded locality on the edge of Bingley. Bingley town centre is close by along with immediate access to the Aire Valley Road.

## Description

From Bradford Road there is immediate parking and a level entrance leading to a reception area. Stairs from here lead to both the ground floor and first floor.

The ground floor offers spacious open plan accommodation with kitchen area and wc facilities. There are large display windows and an additional external entrance to this lower part of the property.

The first floor includes a landing area leading to 6 individual rooms suited to offices/meeting rooms/consulting rooms/treatment rooms etc along with a wc.

Externally there is private car parking.

## Accommodation

### Internal

#### Ground Floor

Reception/retail/office area  
132 sqft            12 sqm

Lobby area with stairs leading to lower ground floor and first floor

#### First Floor

Landing area

6 individual rooms  
Wc facilities  
705 sqft            65 sqm

#### Lower Ground Floor

Kitchen  
Two sales/showroom/salon areas  
Wc facilities  
902 sqft            84 sqm

### External

Private 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: Salon and premises  
Rateable Value: £11,000  
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

## 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

£22,500 per annum as a whole

## VAT

There is no VAT payable on the rent.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0671-0431-2759-2529-7092>

## 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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Ground Floor



First Floor