



**89 Bingley Road
Saltaire, Shipley
BD18 4SB**



FOR SALE

**Retail Investment Opportunity Situated Within Established and Sought After Parade
In the Heart of Saltaire's World Heritage Site
77.20 sqm (831 sqft) Plus Basement Stores
Currently Producing £14,532 Per Annum**

PRICE: Offers in Excess of £175,000



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

89 Bingley Road, Saltaire, Shipley, BD18 4SB

LOCATION

The property occupies a prominent and visible position fronting the A650 Bingley Road within an established sought after parade of retail units, which includes a Cooperative Food Store, Tallulah's Wine Bar, Serendipity, Dacre Son & Hartley, JI Estate Agents, Bet Fred, Raymond Town's Menswear and the Butterfly Rooms.

The area is well-served by public transport with Saltaire Train Station only a short distance and a number of bus routes passing along Bingley Road itself. We would also make comment that there is a combination of on street and pay and display car parking which serves the area.

DESCRIPTION

The property comprises an attractive Grade II Listed Victorian built terrace which forms part of a parade of shops more locally known as Gordon Terrace.

The property is of a 2-storey stone built construction surmounted by a dual pitched and slated roof with shared stone built chimney stacks.

Accommodation is provided across 2-levels and the unit is currently occupied by the Cutting Jungle Hair Salon with beauty rooms at first floor level. Basement stores are externally accessed via a stone staircase to the rear of the property.

ACCOMMODATION

According to our measurements taken on site the property offers the following net internal floor areas:-

Gross Frontage	5.30 m	(17 ft)
Shop Depth	9.09 m	(30 ft)
<u>Basement</u>		
2 x store rooms	15.95 sqm	(172 sqft)
<u>Ground Floor</u>		
Retail/Sales area	44.95 sqm	(484 sqft)
<u>First Floor</u>		
WC Facilities	----	----
Meeting/Reception area plus 2 private treatment rooms	32.25 sqm	(347 sqft)
Approximate Total Net Internal Floor Area	93.15 sqm	(1,003 sqft)

SERVICES

The property as a whole is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage.

The provision of both hot water and space heating is provided from a gas fired combination boiler situated within the basement which serves pressed steel radiators throughout.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Hairdressing Salon and Premises
Rateable Value: £11,250

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

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 to the current rates liability.

TENURE

The freehold interest in the subject property is offered for sale subject to a Tenancy Agreement held by Mr Michael Akeroyd trading as the Cutting Jungle for a term of 5 years from and including 20th February 2014. The current passing rent is £14,532 per annum payable monthly in advance and it is understood the tenant sub-lets the first floor to a local beautician.

PRICE

Offers are sought in excess of £175,000 for the freehold interest subject to the existing Tenancy Agreements.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed thus an Energy Performance Certificate (EPC) is understood not to be required.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(December 2017 – 5995 / SPI)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049