



**40 BINGLEY ROAD
SALTAIRE, SHIPLEY, BD18 4RU**



TO LET

Retail Unit

Extending to Approximately 52.47 sq. m. (565 sq. ft.)

£13,750 Per Annum Exclusive

40 BINGLEY ROAD, SALTAIRE, SHIPLEY, BD18 4RU.

LOCATION

The property occupies a prominent main road location fronting onto the ever-popular Bingley Road in Saltaire (on the fringe of a World Heritage Site), fronting the main A650 arterial route which links Bradford to Bingley, Keighley, Skipton etc. The location therefore benefits from substantial volumes of passing traffic.

Nearby occupiers include the Co-operative Convenience Store, Betfred, Lloyds Pharmacy, Raymond Town Menswear together with a large number of popular local retailers, cafes etc.

Car parking is available to the front on-street and there is a public Pay & Display Car Park to the rear.

PROPERTY

The property comprises a retail unit previously occupied by "Sweet Pea" designer children's wear having the following principle dimensions:-

Gross Frontage	5.18 metres	(17' 0")
Internal Width	5.04 metres	(16' 6")
Shop Depth	10.80 metres	(35' 5")

Ground Floor

Sales Area	50.07 sq. m.	(539 sq. ft.)
Staff/Toilets	---	---
Kitchenette	2.40 sq. m.	(26 sq. ft.)

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Shop & Premises
Rateable Value:	£11,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £ - assuming no transitional relief.

LEASE

The property is available to let under the terms of a new effective full repairing and insuring lease for a term to be agreed.

RENTAL

The unit is available at a rental of £13,750 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating (EPC) for this property is:-

D - 94

VIEWING

Strictly by prior appointment with the Sole Letting Agents:

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Website: www.markbrearley.co.uk

(August 2018 - 3631 / CJM)



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.

Mark Brearley & Company, 13 Park View Court, Shipley BD18 3DZ Tel: 01274 595999 Fax: 01274 592303