



**Oak House,
Ash Terrace, Bingley, West Yorkshire
BD16 1EL**



TO LET

**Fully Refurbished Workshop & Office/Retail Facilities
226.17 sqm (2,435 sqft)**

(Suitable for a Variety of Uses -Subject to Planning)

RENTAL: £19,000 Per Annum Exclusive

Oak House – Ash Terrace, Bingley, BD16 1EL

LOCATION

Situated only a short distance south of Bingley Town Centre, the property occupies a position fronting Ash Terrace which in turn connects with the B6265 Bradford Road giving access to the Aire Valley Trunk Road.

The area is reasonably well served by public transport and all essential amenities are within proximity.

DESCRIPTION

The property was constructed in the late 19th Century and comprises a stone built single storey workshop facility originally utilised by The Cooperative Society.

The property has been comprehensively refurbished and offers a combination of workshop & office facilities. The workshop benefits from virtually clear working space, good natural light, & drive-in roller shutter door access. Offices are carpeted throughout, heated and benefit from suspended ceilings and perimeter skirting trunking.

ACCOMMODATION

The property provides the following approximate dimensions and gross internal floor areas: -

Internal

Offices – 51.74 sqm (557 sqft)

Carpeted throughout with skirting trunking and suspended ceilings with integral LED lighting

Workshop/Warehouse – 174.43 sqm (1,878 sqft)

Solid floor throughout with virtually clear working space and illuminated throughout by HIQ low-bay Lighting. Minimum eaves height is 3.9 m (13 ft) with access provided via 4 x independent roller shutters each of approximately 3 m (10 ft) wide.

Approximate Total Gross Internal Floor Area 226.17 sqm (2,435 sqft)

External

Cobbled forecourt area plus small yard to rear.

SERVICES

The property benefits from the provision of 3-phase electric, water and mains drainage. Offices are heated by wall mounted electric heaters and hot water is provided to kitchen and WC facilities via independent electric water heaters. The property further benefits from a hard-wired fire alarm system and emergency lighting.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

RATING ASSESSMENT

The property is assessed for Uniform Business Rates as follows: -

Description: Warehouse and Premises
Rateable Value: £8,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

PLANNING

The property has been previously utilised as a Tool Centre and Glass shop, both of whom are understood to have retailed to the trade and public. Whilst the property is considered suitable for a variety of uses prospective tenants should make full enquiries with the local planning authority regarding their proposed use.

TERMS

The property is offered to let by way of a new effective full repairing and insuring lease for a term to be agreed. The lease will be excluded from the relevant Security of Tenure Provisions of the Landlord & Tenant Act 1954.

RENTAL

£19,000 per annum exclusive – paid quarterly in advance.

VAT

VAT is currently charged at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:

D - 92

VIEWING

All viewings will be accompanied by either the agent or the Landlord and are strictly by prior appointment.

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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.

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