



**Lower Ground Floor – 81 Main Street
Bingley, BD16 2JA**



TO LET

**Lower Ground Floor Office/Retail Unit
Suitable for a Variety of Uses – Subject to Planning Permission**

RENTAL: £70 Per Week Exclusive

Lower Ground Floor – 81 Main Street, Bingley, BD16 2JA

LOCATION

The subject property forms part of 81 Main Street, Bingley but is accessed via Busfield Street just off Park Road on the fringe of Bingley Town Centre. The immediate surrounding area is generally a mix of residential and local commercial users.

DESCRIPTION

Forming part of 81 Main Street the subject property comprises a lower ground floor office/retail unit suitable for a variety of uses subject to the necessary planning consent. Internally, the property offers two separate rooms with a separate kitchenette and WC. Externally, on street car parking is available directly outside the unit.

ACCOMMODATION

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

Lower Ground Floor Level

Front office/retail	20.4 sqm	(220 sqft)
Rear office/store	16.3 sqm	(175 sqft)
Kitchenette	3.2 sqm	(35 sqft)
WC	—	—
Approx. Total Net Internal Floor Area	39.9 sqm	(430 sqft)

RATING ASSESSMENT

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

Description: Offices and Premises

Rateable Value: £2,750

Rates payable 2018/2019 is 49.3 pence in the £.

TERMS

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

RENTAL

£70 per week exclusive paid quarterly in advance.

LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

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

E - 125

VAT

The price quoted is exclusive of any VAT liability – if applicable.

VIEWING

Strictly by appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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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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