



**UNIT 1
117-125 MAIN STREET
BINGLEY, BD16 2HT**



TO LET

Retail/Office Unit

Extending to 86.53 sq. m. (931 sq. ft.)

Plus Basement Storage & Staff Facilities

In a prime location in Bingley Town Centre

Suitable for a Variety of Uses – Subject to Planning

RENTAL – £19,750 per Annum Exclusive

UNIT 1 – 117-125 MAIN STREET, BINGLEY, BD16 2HT

LOCATION

The property occupies a prime retail location forming part of Arden house, fronting onto Main Street in Bingley Town Centre with return frontage to Foundry Hill. It is situated next door to Westrow Hairdressing Salon and Sainsbury's Local and opposite Bingley Market Place and near to the new Lidl Supermarket. The railway station is 100 yards to the rear and car parking is available in a lay-by to the front.

DESCRIPTION

The property comprises a ground floor retail/office unit last utilised as an estate agent with basement store and staff facilities. The property may be suitable for a variety of uses subject to planning consent being obtained.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following dimensions and net internal floor areas:

Gross Frontage (Main Street)	6.33 metres (20' 9")
Gross Frontage (Foundry Hill)	5.87 metres (19' 3")
Shop Depth	15.37 metres (50' 5")

Ground Floor

Sales Area	86.53 sq. m. (931 sq. ft.)
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Basement

Stores & Kitchen	72.27 sq. m. (778 sq. ft.)
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Approx. Total Net Internal Floor Area	158.80 sq. m. (1,709 sq. ft.)
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RATING ASSESSMENT

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

Address:	117 Main Street, Bingley, BD16 2ND
Description:	Shop and Premises
Rateable Value:	£12,750

The Uniform Business Rate for 2019/2020 is 50.4 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.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating 3 yearly (upward only) rent reviews. The lease will be drawn upon effectively full repairing and insuring terms by way of service charge recovery.

RENTAL

£19,750 per annum exclusive – subject to contract

VAT

The property is elected for VAT which will be chargeable on the rent and other items such as service charge etc.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(July 2019 – 109 / 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.

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