



**209 Bingley Road
Saltaire, Shipley
BD18 4DH**



TO LET

**Former Dental Surgery and Premises
Suitable for Alternative Uses Subject to Planning
30.53 sqm (328 sqft)**

RENTAL: £6,600 Per Annum Exclusive

209 Bingley Road, Saltaire, Shipley, BD18 4DH

LOCATION

The property occupies a prominent and visible position fronting the A650 Bingley Road within an established parade of retail units which includes the likes of Total Physiotherapy, Roadhouse Tattoo Studio, Creative Hair Studio, 211 Deli and Saltaire DIY. The parade is also only a short distance west of the established parade of Gordon Terrace and on the fringe of The World Heritage Site of Saltaire.

DESCRIPTION

The property comprises the ground floor only of a 2-storey mid-through terrace which offers accommodation across 4-levels to include self-contained residential units to the lower ground floor and upper levels.

Last utilised as a dental surgery, principal accommodation is provided across two inter-connecting rooms which could be adapted for alternative office or retail use subject to the usual planning consents.

Externally, the property has pavement frontage to Bingley Road and unrestricted parking on nearby side streets.

ACCOMMODATION

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

Ground Floor

Entrance vestibule/hallway leading to:

Retail/Sales Area/Former Reception Surgery	18.41 sqm	(198 sqft)
Rear Sales/Office	12.12 sqm	(130 sqft)
WC Facilities	----	----
Approximate Total Net Internal Floor Area	30.53 sqm	(328 sqft)

SERVICES

The property is understood to benefit from the provision of mains electric, water and drainage. Gas is available to the building as a whole but not currently connected to this element.

Space heating is provided from independent wall mounted electric heaters.

Please Note – none of these services have been tested and prospective tenants are advised to satisfy themselves as to their suitability.

RATING ASSESSMENT

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

Description:	Dental Surgery and Premises
Rateable Value:	£5,200

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.

TERMS

The property is available to let by way of a new effective internal repairing and insuring lease for a term of 3 years or longer.

RENTAL

£6,600 per annum paid monthly in advance.

VAT

We are advised the property is not VAT registered.

LEGAL COSTS

In the event of a letting being agreed, each party will be responsible for their own legal costs.

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

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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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