



**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 together with a large number of popular local retailers, cafes etc.

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

## PROPERTY

The property comprises a ground floor retail unit previously occupied by Fresh Vapes Offering recently refurbished retail facilities with WC and kitchenette to rear.

## ACCOMMODATION

The property offers the following net internal floor areas:-

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.)
<b>Total Net Internal Floor Area</b>	<b>52.47 sq. m.</b>	<b>(565 sq. ft.)</b>

## 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 2019/2020 is 50.4 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](mailto:enquiries@markbrearley.co.uk)**

**Website: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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