



**122-126 Main Street  
Bingley, BD16 2HL**



**TO LET**

**Prominent Retail/Office Unit  
Available as a Whole or in Part  
58.15 sqm (629 sqft) – 124.12 sqm (1,336 sqft)**

**RENTALS: From £7,200 Per Annum Exclusive**

# 122-126 Main Street, Bingley, BD16 2HL

## LOCATION

Situated within Bingley Town Centre, the property occupies a position fronting onto Main Street (B6265) forming part of a larger block of retail units known as 122-130 Main Street.

Immediate surrounding users are of a commercial nature and include the likes of Valentino's, Feature Radiators, Northcliffe Mortgages, Great Shakes, The Potting Shed, Martinez Wines etc.

A pay and display car park is located immediately opposite and Bingley's main Train Station only a short walk to the south.

## DESCRIPTION

The property comprises two adjoining ground floor retail units forming part of a larger 2-storey block of properties known as 122-130 Main Street, Bingley. Last utilised as a print shop, the property is available as a whole or in 2 parts and is considered suitable for a variety of uses subject to the usual planning consents.

## ACCOMMODATION

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

### 122/124 Main Street

Gross Frontage	8.16 m	(27 ft)
Shop Depth	9.19 m	(30 ft)
Retail/Sales Area	51.29 sqm	(552 sqft)
Rear Store/Staff Room	12.48 sqm	(134 sqft)
WC Facilities	---	---

### 126 Main Street

Gross Frontage	7.00 m	(23 ft)
Shop Depth	9.14 m	(30 ft)
Retail/Sales Area	58.15 sqm	(629 sqft)

**Approximate Total Net Internal Floor Area**     **124.12 sqm**     **(1,336 sqft)**

## SERVICES

The property as a whole benefits from the provision of all mains services to include gas, electric, water and mains drainage. No separate gas supply is currently provided to 122-124 but both adjoining retail units benefit from a single air conditioning unit.

**Please Note:** None of these services have been tested and prospective tenants should satisfy themselves as to their condition and suitability.

## RATING ASSESSMENT

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

Address:                                    122-126 Main Street, Bingley  
Description:                                Shop and Premises  
Rateable Value:                            £13,750

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.

## TERMS

The property is available to rent as a whole or as 2 individual units. Leases will be granted on an effective internal repairing and insuring basis for a term not less than 3 years. Any term in excess of 3 years will incorporate 3 yearly upward only rent reviews.

## RENTAL

122/124     -     £7,200 per annum paid quarterly in advance.  
126           -     £9,600 per annum paid quarterly in advance.  
The Whole   -     £16,500 per annum paid quarterly in advance.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

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

E    -    116

## 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)**  
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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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