



**44-46 BINGLEY ROAD
SALTAIRE, SHIPLEY, BD18 4RU**



TO LET

**Substantial Double Fronted Retail Premises
Of Approximately 105.91 sq. m. (1,140 sq. ft.)
Available as a Whole or as 2 Individual Units
Of Approximately 52.96 sq. m. (570 sq. ft.)**

**RENTAL: £27,500 Per Annum Exclusive (Whole Unit)
Or £14,750 Per Annum Exclusive (Each if Split)**

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

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

DESCRIPTION

The subject property comprises a double fronted ground floor retail unit with kitchen/staff room along with WC facilities. Access is available to the rear for delivery/servicing and bin storage.

The property is available to let as a whole and extends to 105.91 sq. m. (1,140 sq. ft.) or alternatively the property may be split into 2 separate units of approximately 52.96 sq. m. (570 sq. ft.).

The property may be suitable for a variety of uses subject to the necessary planning consent being obtained.

RATING ASSESSMENT

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

Description: Shop & Premises
Rateable Value: £21,250

The Uniform Business Rate for 2020/2021 is 50.3 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

£27,500 per annum exclusive or £14,750 per annum for each property if split.

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

Website: www.markbrearley.co.uk

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