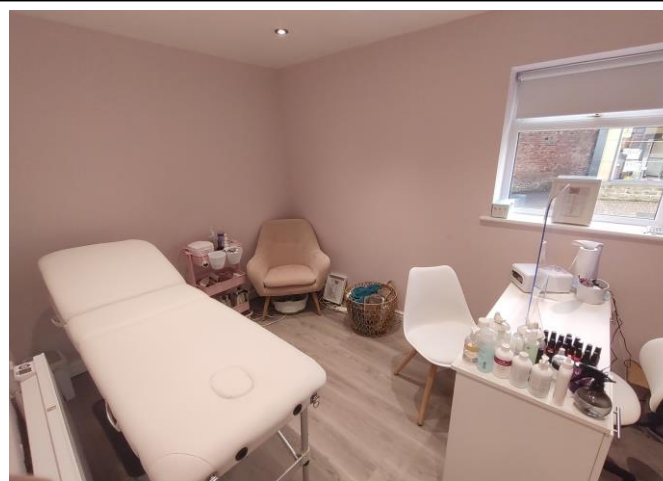




**30A PARK ROAD  
BINGLEY  
BD16 4JQ**



**FOR SALE**

**Retail Investment Property**

**Currently Producing a rent of £8,040 PA Excl.**

**Let to established hairdressing business and in a popular town centre location.**

**PRICE – Offers in the Region of £120,000 Subject to Contract**

# 30A PARK ROAD, BINGLEY, BD16 4JQ

## LOCATION

The property is situated just to the east of the town centre, towards the bottom of Park Road, but in a location which benefits from on-street parking. Directly opposite is the former Park Road School which has been converted to flats and to the rear of that with access from nearby Lime Street is the headquarters of Damart.

The property occupies a corner position at the junction of Park Road and Whitley Street, forming part of a parade of similar small occupiers including Wilds Bakery, Snowflakes Gelato, Five Rise Records, Ally Kutz – hairdressers and Park Road Fisheries. Nearby is the well-established Carpet Time carpet shop, with RDC Solicitors over and nearby on Whitley Street are occupiers such as Time 2 Carpet and Keith Lambert Cycle Repairs.

## DESCRIPTION

The property comprises a single storey retail unit, currently occupied on a lease, by an established firm of hairdressers, having a well-fitted interior, which has recently been refurbished to a high standard.

## ACCOMMODATION

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

Retail Area	36.44 sqm (392 sqft)
Storage	17.00 sqm (183 sqft)
Toilets	--- ---

<b>Approximate Total Net Internal Floor Area</b>	<b>53.44 sqm (575 sqft)</b>
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## SERVICES

The property benefits from the provision of mains electric, water and drainage.

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

## OUTGOINGS

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

Description:	Shop and Premises
Rateable Value:	£5,300

The Uniform Business Rate for 2023/2024 is 51.2 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 let under the terms of a lease dated 31 August 2021 of a term expiring on 20 August 2031, subject to a tenant only option to break at the end of the 5<sup>th</sup> year of the term.

The tenant currently pays a rent of £8,040 PA, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## PRICE

Offers in the region of £120,000 Subject to the lease, and subject to contract.

## 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:-

D - 95

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://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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