



**104 Main Street
Bingley, BD16 2JH**



FOR SALE

**Mixed Use Investment Opportunity
Currently Producing a Total Gross Annualised Rental of £29,040
With Potential for Growth, Refurbishment etc.**

PRICE: £295,000 - Subject to Contract

104 Main Street, Bingley, BD16 2JH

LOCATION

Situated within Bingley Town Centre, the property occupies a prominent position fronting onto Main Street (B6265) and, forms the end of a terrace of similar retail units. Nearby occupiers in the immediate vicinity include Valentino's, Feature Radiators, Northcliffe Mortgages, Great Shakes, The Potting Shed, Martinez Wines, Weatherhead & Butcher Solicitors etc.

A pay and display car park is located nearby and Bingley's main Train Station is only a short walk to the south giving good connections through to Leeds, Bradford, Shipley, Skipton etc.

DESCRIPTION

The property comprises a ground floor retail unit currently occupied as a hairdressers (trading as Craftman Barbers) together with basement areas now utilised for staff, storage etc. To the upper part of the property are 4 separately accessed apartments to first and second floor levels with a combination of studio and 1-bedroom accommodation.

ACCOMMODATION

According to our measurements taken on site the property offers the following accommodation:-

Ground Floor (Hairdressers)

Sales/Rear Sales Area 64.58 sqm (695 sqft)

Basement (Hairdressers)

Storage/Staff Areas etc 64.77 sqm (698 sqft)

First Floor

Flat A – Studio 33.29 sqm (358 sqft)

Flat D – 1 Bedroom 46.23 sqm (498 sqft)

Second Floor

Flat B – 1 bedroom 46.86 sqm (504 sqft)

Flat C – 1 Bedroom Duplex 54.84 sqm (519 sqft)

RATING ASSESSMENT

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

Description: Shop & Premises
Rateable Value: £6,900

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.

The current Council Tax Band for each flat is A

TENANCIES / LEASES

The barber's shop is currently let at a rental of £10,800 per annum. The remaining apartments are let at rentals of between £350 and £425 per calendar month, producing a total of £1,520 per calendar month. The total annualised income the property is £29,040 per annum.

PRICE

The property is available for sale at a price of £295,000.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) ratings are as follows:-

Retail Unit	-	E 123
Flat 104A	-	D62
Flat 104B	-	D-56
Flat 104C	-	E46
Flat 104D	-	C72

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(October 2020 – Amended October 2023 - 6138 / MAJB)



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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