

Starkeys

Chartered Surveyors

RETAIL PREMISES 73 BINGLEY ROAD SALTAIRE



- Prominent location fronting Bingley Road (A650) in the Saltaire World Heritage Site.
- Accommodation over four floors
- Suitable for a variety of uses, subject to necessary consents

TO LET £19,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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**RETAIL PREMISES
73 BINGLEY ROAD
SALTAIRE**

1. LOCATION:

The premises are situated in the busy retailing area of Saltaire, a World Heritage Site. The property benefits from a prominent location front Bingley Road (A650) with on street parking available.

2. GENERAL DESCRIPTION:

The premises comprise a substantial mid-terraced property constructed in stone with a pitched slate covered roof providing accommodation on basement, ground, first and second floor levels.

To the Bingley Road frontage the property has a timber shop front with recessed doorway. Internally, the premises provide a ground floor sales area, first floor studios, WC and kitchenette and three further stores/studios/offices to the second floor. Situated within the basement is storage.

The property may suit a variety of future uses, subject to any necessary consents.

3. ACCOMMODATION:

We assess that the premises have the following approximate net internal floor areas:-

BASEMENT

Cellar 1	43.01m ² (463 sq. ft.)
Cellar 2	11.67m ² (126 sq. ft.)
Under stairs store	
TOTAL BASEMENT FLOOR AREA	54.68M² (589 SQ. FT.)

GROUND FLOOR

Sales Area	41.81m ² (450 sq. ft.)
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FIRST FLOOR

Room 1	11.67m ² (126 sq. ft.)
Room 2	13.23m ² (142 sq. ft.)

Kitchen	3.62m ² (39 sq. ft.)
WC	
TOTAL FIRST FLOOR NET INTERNAL AREA	54.68M² (307 SQ. FT.)

SECOND FLOOR

Room 1	18.43m ² (198 sq. ft.)
Room 2	9.20m ² (99 sq. ft.)
Kitchen	6.94m ² (75 sq. ft.)
WC	
TOTAL SECOND FLOOR NET INTERNAL AREA	54.68M² (307 SQ. FT.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £12,750 (Shop and Premises).

The Uniform Business Rate for 2024/25 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed at a rent of £19,000 per annum, exclusive of rates, VAT and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

As the property is Grade II listed and is located within the Saltaire World Heritage Site we understand that an EPC is not required.

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

7 October 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.