

Starkeys

Chartered Surveyors

**OFFICE ACCOMMODATION
254M² (2,739 SQ. FT.)
100 MAIN STREET
BINGLEY**



- Prominent location fronting Main Street in Bingley town centre.
- Extensive accommodation over lower ground, ground and 3 upper floors.
- Suitable for a variety of uses, including offices, leisure, healthcare etc., subject to consents.

TO LET £12,000 PER ANNUM

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

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for a full list of properties go to www.starkeys.co.uk

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 **RICS** Regulated by RICS

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1. LOCATION:

The premises are situated in Bingley town centre, occupying a prominent position on Main Street (B6265). Nearby occupiers include The Potting Shed, Martinez Wines and Valentino's restaurant. A pay and display car park is located nearby and the train station is within close proximity.

2. GENERAL DESCRIPTION:

The premises provide a substantial mid-terraced property constructed in stone, comprising accommodation over lower ground, ground, first, second and third floor levels.

To the Main Street frontage access is provided by a recessed timber door. To the rear there are 2 timber doors to lower ground floor level.

The premises provide lower ground floor stores and separate ladies and gents WC facilities. The rear of the ground floor provides 2 offices and further office accommodation is situated at first and second floor levels. The third floor provides stores, a kitchen and a WC.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

LOWER GROUND FLOOR

Store	19.69m ² (212 sq. ft.)
Store	4.27m ² (46 sq. ft.)
Gents WC	
Ladies WC	
Store	15.42m ² (166 sq. ft.)
Store (Approx.)	6.13m ² (66 sq. ft.)
Store (Approx.)	8.83m ² (95 sq. ft.)
TOTAL LOWER GROUND FLOOR AREA	54.34M² (585 SQ. FT.)

GROUND FLOOR

Office	9.01m ² (97 sq. ft.)
Office	16.16m ² (174 sq. ft.)

TOTAL GROUND FLOOR AREA **25.17M² (271 SQ. FT.)**

FIRST FLOOR

Office 50.82m² (547 sq. ft.)

Office 26.94m² (290 sq. ft.)

TOTAL FIRST FLOOR AREA **77.76M² (837 SQ. FT.)**

SECOND FLOOR

Office 53.51m² (576 sq. ft.)

WC

Office 19.04m² (205 sq. ft.)

TOTAL SECOND FLOOR AREA **72.55M² (781 SQ. FT.)**

THIRD FLOOR

Store 18.02m² (194 sq. ft.)

Store 5.20m² (56 sq. ft.)

Kitchenette 1.39m² (15 sq. ft.)

WC

TOTAL THIRD FLOOR AREA **24.61M² (265 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 £7,100 (Offices and Premises).

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

Interested parties must seek verification of the above information.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed, at a rent of £12,000 per annum exclusive of rates (if payable), utilities 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:

Energy Rating E (114)

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**

**ANDREW WARD MRICS
TEL:- 01274 307910**

19 December 2024

MISREPRESENTATION ACT 1967

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

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
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.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

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.