

Starkeys

Chartered Surveyors

FORMER CAFÉ PREMISES 36 LEONARD STREET BINGLEY



- 35m² (377 sq. ft.)
- Situated on Leonard Street, approximately ¼ of a mile from Bingley town centre
- Suitable for a café or other use, subject to consents

TO LET £5,750 PER ANNUM

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

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**FORMER CAFÉ PREMISES
36 LEONARD STREET
BINGLEY**

1. LOCATION:

The premises are situated on Leonard Street, which links Ferncliffe Road and Bradford Road and close to the Bingley Relief Road (A650). The property, which is situated in a predominantly residential area, is situated approximately ¼ of a mile from Bingley town centre.

2. GENERAL DESCRIPTION:

The premises comprise part of the ground floor of a two-storey retail and residential building. To the Leonard Street frontage the property has a PVC double glazed display window.

The premises provide a former café comprising a sales/seating area, preparation area, kitchen/store, WC and an under stairs store.

Please note that the premises are the ground floor only and do not include any residential accommodation.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Sales/Seating Area	15.24m ² (164 sq. ft.)
Preparation Area	11.89m ² (128 sq. ft.)
WC	
Kitchen/Store	6.22m ² (67 sq. ft.)
Under Stairs Store	1.67m ² (18 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	35.02M² (377 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 £4,550 (Shop and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

The above information was obtained from the Valuation Office website and interested parties must seek verification of the information provided.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a minimum term of 3 years, at a rent of £5,750 per annum, exclusive 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:

The property has an Energy Rating of D (95)

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**

Amended 29 April 2025

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.
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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.