

TO LET

- ✓ Annual Station Footfall of 938,782
- ✓ Regular services to Leeds, Bradford and Skipton
- ✓ Situated fronting the station forecourt and car park
- ✓ Undergoing refurbishment
- ✓ Close to the town centre
- ✓ Suitable for retail, catering & real ale bar

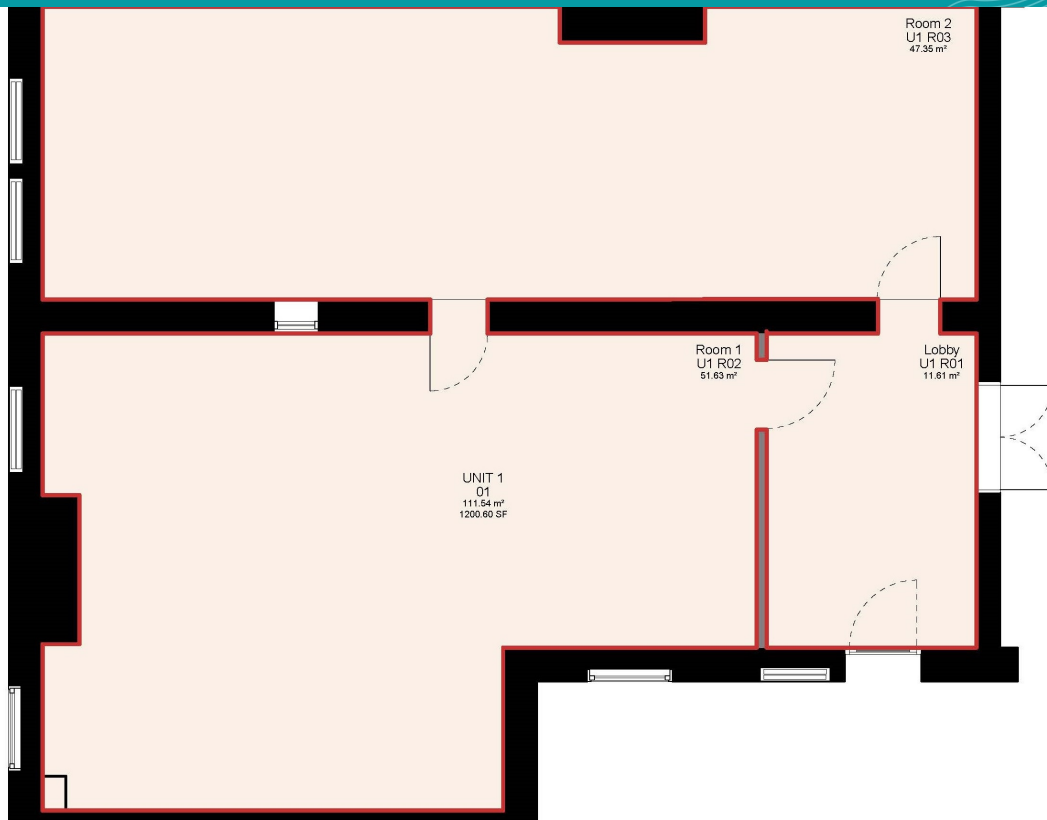


Bingley Railway Station, Wellington Street, Bingley BD16 2NA

Commercial Opportunity

1,190 Sq Ft
(111 Sq M)

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DESCRIPTION

On behalf of Northern, an opportunity is available at the station which comprises a building extending to two rooms. Access to the premises is via the door to the left of the station entrance and forecourt.

The premises have previously been used as a dance school. Northern are inviting business proposals for a real ale bar or other business use.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Lobby	125	12
Room 1	556	52
Room 2	510	47
Total	1,190	111

LOCATION

Bingley Station is located in West Yorkshire and is 13.5 miles from Leeds, 5.5 miles from Bradford and 10 miles from Leeds Bradford Airport. The station is situated on the Airedale Line which serves Leeds, Bradford, Skipton and Morecambe.

The station can be found off Wellington Street close to Bingley town centre and the Leeds and Liverpool Canal is in close proximity

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent or a straight rental without

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

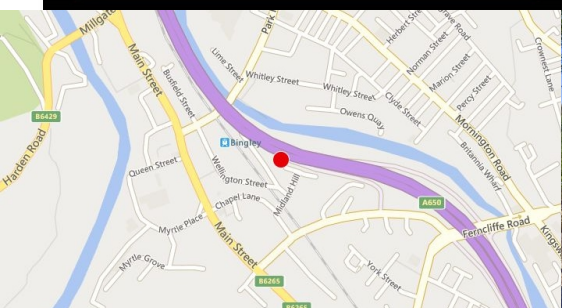
An EPC will be supplied on completion of works.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The service charge will be the equivalent of 2.5% of the annual rent.



<https://www.lsh.co.uk/property-search/transport/northern>

lsh.co.uk

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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