

Starkeys

Chartered Surveyors

REDEVELOPMENT OPPORTUNITY (RETAIL BUSINESS UNAFFECTED) 100 MAIN STREET BINGLEY



- Prominent location fronting Main Street in Bingley town centre.
- 293m² (3,155 sq. ft.) over lower ground, ground and 3 upper levels.
- Ground floor retail unit let at £5,880 per annum.
- Planning consent for change of use of lower ground, ground, first & second floor offices into five 1-bedroom apartments.

FOR SALE - £225,000

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

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**REDEVELOPMENT OPPORTUNITY
(RETAIL BUSINESS UNAFFECTED)
100 MAIN STREET
BINGLEY**

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, adjacent to which is a timber shop front. To the rear there are 2 timber doors to lower ground floor level. To the rear of the property is a substantial area of land.

The premises provide a ground floor sales area, partitioned out of which there is a store.

The remainder of the property provides 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:

OFFICES

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	50.82m ² (547 sq. ft.)
Office	26.94m ² (290 sq. ft.)
TOTAL FIRST FLOOR AREA	77.76M² (837 SQ. FT.)

SECOND FLOOR

Office	53.51m ² (576 sq. ft.)
WC	
Office	19.04m ² (205 sq. ft.)
TOTAL SECOND FLOOR AREA	72.55M² (781 SQ. FT.)

THIRD FLOOR

Store	18.02m ² (194 sq. ft.)
Store	5.20m ² (56 sq. ft.)
Kitchenette	1.39m ² (15 sq. ft.)
WC	
TOTAL THIRD FLOOR AREA	24.61M² (265 SQ. FT.)

RETAIL PREMISES

GROUND FLOOR

Sales Area	33.72m ² (363 sq. ft.)
Store	4.92m ² (53 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	38.64M² (416 SQ. FT.)

4. SERVICES:

We understand the premises benefit from all mains services.

No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

5. RATING:

The local authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the premises are subject to the following assessments:

Ground Floor – Rateable Value £5,300 (Shop and Premises)

Offices – Rateable Value £7,100 (Offices and Premises)

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

Interested parties should seek verification of the information provided above.

6. PLANNING:

The premises have planning consent for a change of use to lower ground, ground, first and second floor offices to five 1-bedroom apartments (application reference 25/03901/PN3MA).

7. TENANCIES:

The premises are subject to the following tenancies:

Retail Premises

This is let on a lease which has expired and the tenant is holding over, with the rent payable being £490 per month (£5,880 per annum). We are informed that the tenant is responsible for internal repairs and maintenance, with the landlord being responsible for external repairs. We also understand that the tenant is to pay 30% of the buildings insurance premium.

Office Premises

Vacant

8. TENURE:

We understand the property is freehold.

9. TERMS:

The freehold interest is offered for sale, subject to the existing tenancy, at £225,000.

10. EPC:

Ground Floor – Energy Rating C (56)

Offices – Energy Rating E (114)

11. 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 5 January 2026

MISREPRESENTATION ACT 1967

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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.