

Starkeys

Chartered Surveyors

TOWN CENTRE SHOP/OFFICE PREMISES 88 MAIN STREET BINGLEY



- Prominent location fronting Main Street in Bingley town centre
- Accommodation over ground and first floors, plus basement stores
- Suitable for a variety of uses, including retail, offices, healthcare etc., subject to consents.

TO LET £9,500 PER ANNUM

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

T: 01274 307910 e: info@starkeys.co.uk

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

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 **RICS** Regulated by RICS

**SHOP/OFFICE PREMISES
88 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. On street car parking is available in front of the parade, with an additional pay and display car park, and the train station, within close proximity.

2. GENERAL DESCRIPTION:

The premises comprise a two storey stone built mid-terraced property. The ground floor offers an open plan office/retail area with bow windows to the Main Street frontage. To the rear is a kitchen and WC. The first floor provides two further offices, which may also be suitable for use as treatment rooms stores, and a shower room with WC. Additional storage accommodation is available in the basement.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

BASEMENT

Cellar 1	17.62m ² (190 sq. ft.)
Cellar 2	13.56m ² (146 sq. ft.)
TOTAL BASEMENT NET INTERNAL FLOOR AREA	31.18m² (336 sq. ft.)

GROUND FLOOR

Sales Area	31.1m ² (335 sq. ft.)
Kitchen	11.47m ² (124 sq. ft.)
WC	
TOTAL NET INTERNAL FLOOR AREA	42.57m² (459 sq. ft.)

FIRST FLOOR

Room 1	14.27m ² (154 sq. ft.)
Room 2	19.07m ² (205 sq.ft.)
Shower room/WC	
TOTAL NET INTERNAL FLOOR AREA	33.34m² (359 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 £7,600 (Shop and Premises).

The Uniform Business Rate for 2026/27 is £0.480. An additional lower Rate is being introduced for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should therefore seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed, at an initial rent of £9,500 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 D (94)

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**

18 February 2026

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.