

TO LET

87 Main Street, Bingley, BD16 2JA



Town Centre Retail Unit with Basement Stores **97.24 Sq.mtrs (1,047 sq.ft)**

KEY FEATURES

- Prominent Town Centre Location.
- Eligible for small business rates relief.
- Suitable for alternative uses subject to PP.
- Available for immediate occupation.

Rental
£10,000
Per Annum

Description

The property comprises a traditional mid terrace retail unit offering accommodation across two levels to include basement storage & occupies a prominent position within Bingley Town centre fronting the Main Street. Nearby occupiers include Domino's Pizza, Dacre Son & Hartley & Tax Assist Accountants

Accommodation

Ground Floor

Gross Frontage	4.55 mtrs	(14' 11")
Shop Depth	10.26 mtrs	(33' 8")
Retail/Sales	40.56 sq mtrs.	(436 sq. ft)
Storeroom	2.44 sq mtrs.	(26 sq. ft)
Kitchenette	3.69 sq mtrs.	(40 sq. ft)
W/c facilities	-	-

Basement

Stores	50.55.sq.mtrs	(544 sq. ft)
Total Net Internal Floor Area	97.24 sq.m	(1,047 sq.ft)

Rating Assessment

Description – Shop & Premises
Rateable Value £10,250

Services

The property benefits from the provision of mains electric, water, and drainage.

Terms

The property is offered to let on a new full repairing & lease for a term of three-years or longer.

Rental

£10,000 per annum to be paid quarterly in advance on modern quarter days.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate (EPC)

Energy Rating B-50

Viewing

For further information and viewing arrangements:

Email- stuart@woodheads.co.uk Tel - 01274-530570