

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, licensed bar



Bingley Railway Station, Wellington Street, Bingley BD16 2NA

Commercial Opportunity

788 Sq Ft
(73 Sq M)

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DESCRIPTION

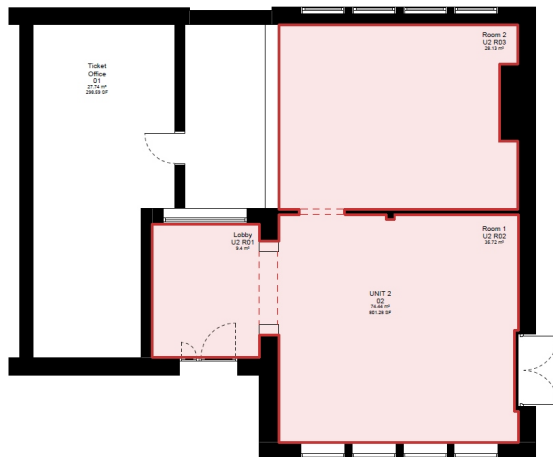
On behalf of Northern, an opportunity exists at Bingley Station comprising a single storey stone building extending to three rooms. Access is gained via a double door at the front of the main station building.

The premises have previously been used for the sale and display of retail goods. Northern are inviting business proposals for a coffee shop, catering, licensed bar or other business use.

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.



ACCOMMODATION

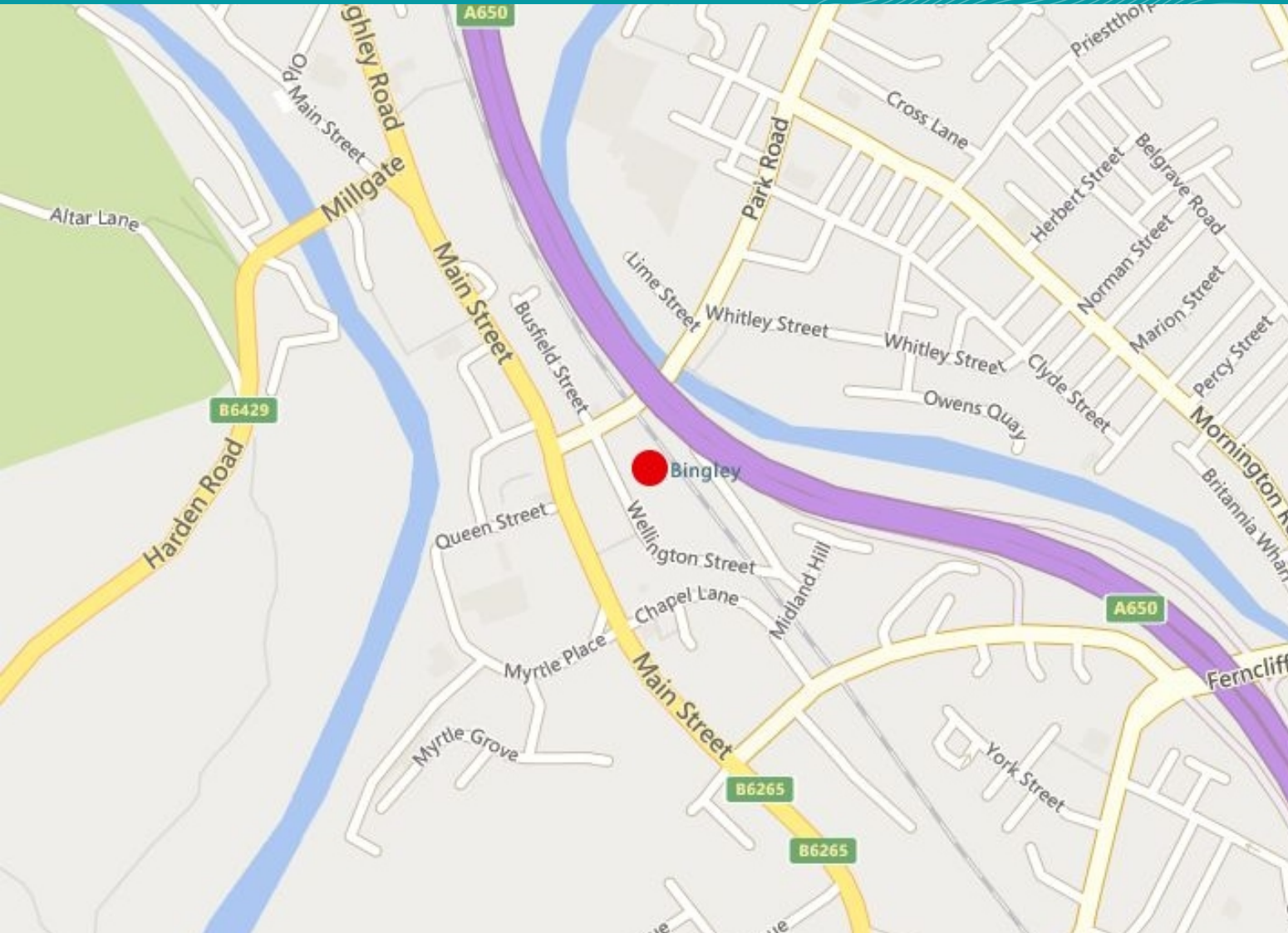
Net Internal Areas	sq ft	sq m
Lobby	101	9
Room 1	384	36
Room 2	303	28
Total	788	73



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Bingley Station

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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 turnover.

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://lsh.co.uk/northerntrains>

lsh.co.uk

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Hampton**

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