



48-54 Bingley Road
Saltaire, Shipley, BD18 4SD

PROMINENT RETAIL/LEISURE UNIT

478 to 3,548 sq ft
(44.41 to 329.62 sq m)

- Busy local high street
- Suitable for variety of uses
- Sub lease or assignment available

48-54 Bingley Road, Saltaire, Shipley, BD18 4SD

Summary

Available Size	478 to 3,548 sq ft
Rent	£12,250 - £69,500 per annum
Rates Payable	£31,744 per annum
Rateable Value	£62,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The property comprises three ground floor shop units, two of a similar size and the other a much larger unit that have been combined to accommodate a single occupier. The larger unit forms the main sales area with the other two being used for storage and staff facilities. Free on street parking is available along Bingley Road and a pay and display car park is located to the rear of the property.

Location

The property is prominently located in Saltaire on the A650, a busy main route running between Wakefield and Keighley. Saltaire is a Victorian Model Village in Shipley and a UNESCO World Heritage site. Saltaire is located 4 miles north of Bradford City centre.

Accommodation

Name	sq ft	sq m
Ground - No.48	575	53.42
Ground - No.50	478	44.41
Ground - No.52/54	2,495	231.79
Total	3,548	329.62

Terms

The units are let on an individual basis with three separate full effectively insuring and repairing leases. An assignment or sub letting of each individual property is available.

No.48 Bingley Road (575 sq ft)

Lease expiry 30.4.2030, tenant break clause 1.3.2025, passing rent £12,250pa

No.50 Bingley Road (478 sq ft)

Lease expiry 30.4.2030, tenant break clause 1.3.2025, passing rent £12,250pa

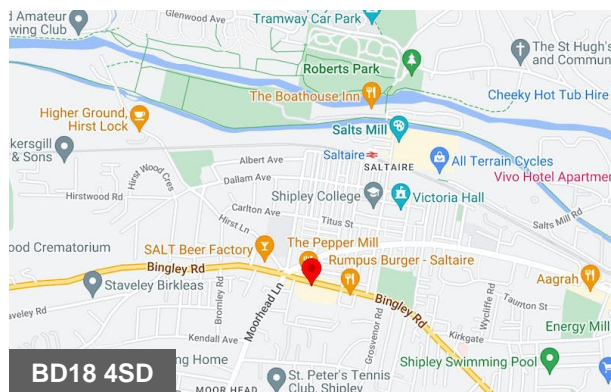
No.52-54 Bingley Road (2,495 sq ft)

Lease expiry 30.4.2030, tenant break clause 1.3.2025, passing rent £45,000pa

The rent is exclusive of VAT, service charge, business rates, insurance, utility costs and any other outgoings.

Planning

We understand the property has the new E Planning use class but recommend that interested parties make their own enquiries via the local authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

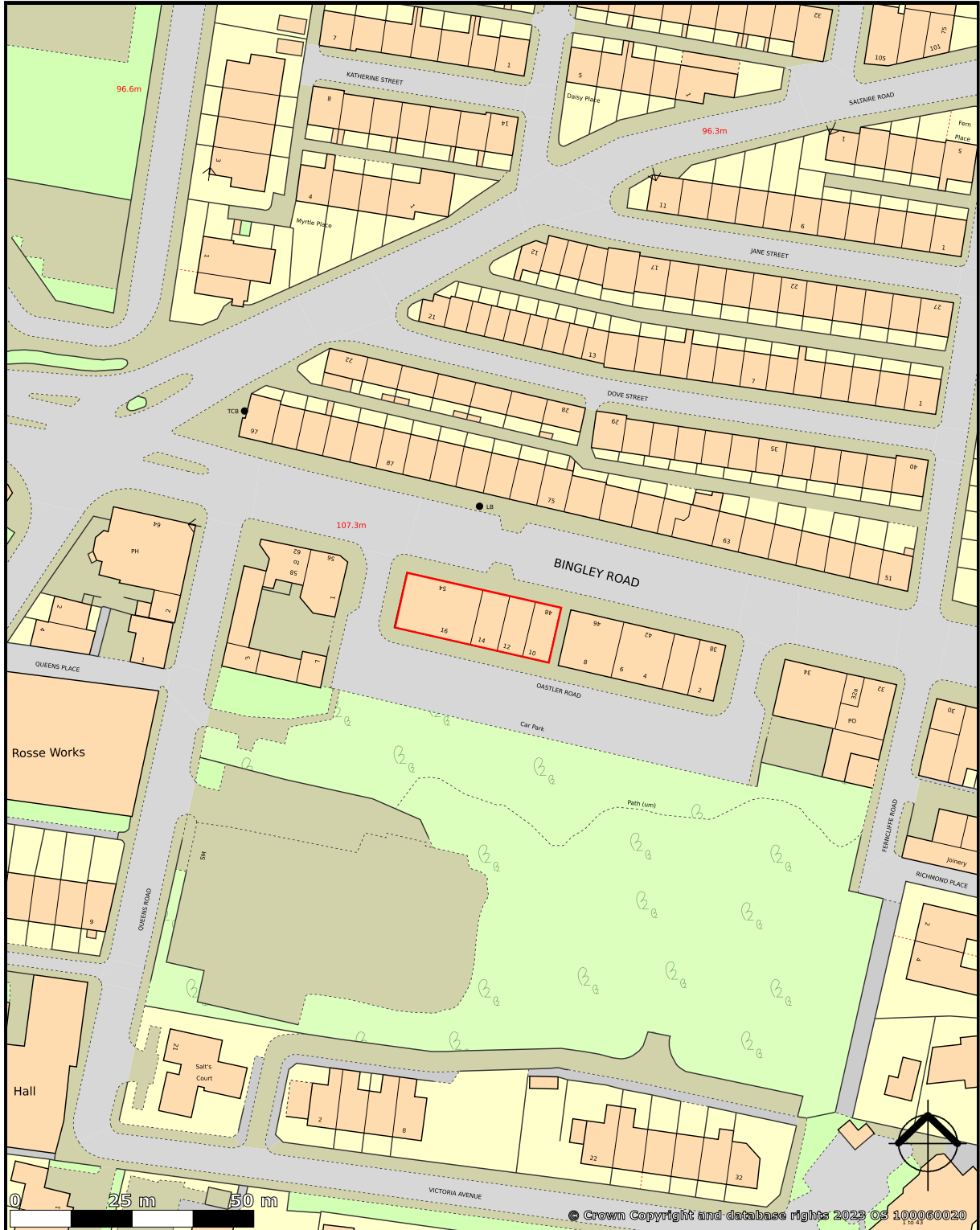
petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk



created on **edozo**

Plotted Scale - 1:1,250