

---

# TO LET

---



Bingley Railway Station, Wellington Street, Bingley BD16 2NA

---

## Commercial Opportunity

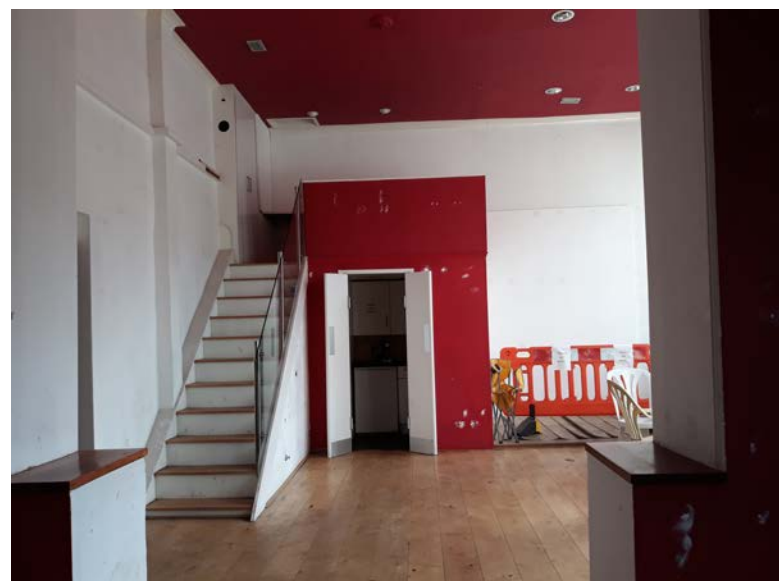
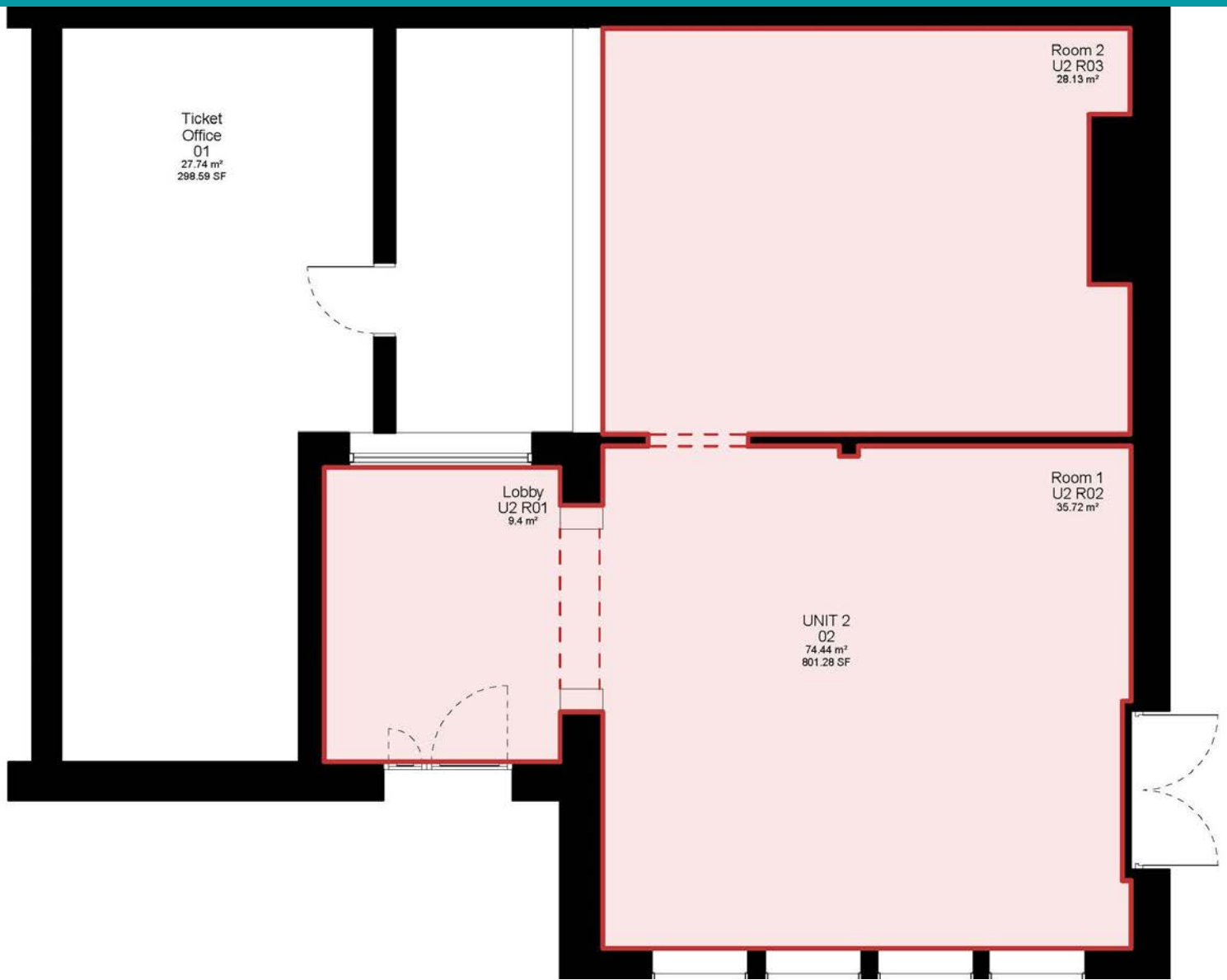
---

788 Sq Ft  
(73 Sq M)

---

- ✓ Annual Station Footfall of 806,822
- ✓ 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, real ale bar

# Bingley Railway Station, Wellington Street, Bingley BD16 2NA





## 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 radiators. Northern are inviting business proposals for a coffee shop/catering or other business use.

## ACCOMMODATION

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

## 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.

## 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.



**Total Population : 97,601**

## LOCAL DEMOGRAPHICS

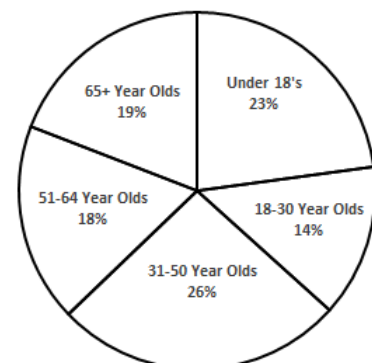
Source – NOMIS & townnames.co.uk

Average Household Income: £39,929

Typical Occupation: Professionals

Households with no car: 23.78%

Level 4 Qualifications or above: 29.48%





## 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](http://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

## NEARBY ATTRACTIONS

- FR** Five Rise Locks
- AC** Bingley Arts Centre
- MP** Myrtle Park
- MH** Bingley Market Hall & Butter Cross

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Oscar Pickering**  
07895 312503  
[opickering@lsh.co.uk](mailto:opickering@lsh.co.uk)

# lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 02-Jul-2024