

# FOR SALE

**2 PRIESTHORPE LANE  
BINGLEY  
BD16 4ED**

- INVESTMENT PROPERTY
- POPULAR RESIDENTIAL LOCATION
- DENTAL CLINIC USE
- RENTAL INCOME OF £31,860 PER ANNUM
- NET FLOOR AREA OF 237.17 SQ M (2,553 SQ FT)
- TENANT BUSINESSES UNAFFECTED



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## Location

The property is located in the popular town of Bingley occupying a prominent corner position on Priesthorpe Lane at its junction with Park Road around ½ mile from the town centre.

The immediate surrounding area is very much residential in nature.

## Description

The property comprises a substantial two-storey building with basement occupied for dental clinic use.

The ground floor provides a reception with office and patient records room, waiting area, four consulting rooms, ancillary practice rooms, toilet facilities and store rooms. To the first floor there is a series of laboratory rooms, an office, staff room, kitchen and toilet facilities. Within the basement, accessed externally, is a store area.

Externally, there is a tarmac surfaced car park providing space for around 14 cars.

## Accommodation

The approximate net internal floor areas of the property are as follows:

	Sq M	Sq Ft
Ground Floor	155.47	1,673
First Floor	65.30	703
Basement	16.40	177
<b>Totals</b>	<b>237.17</b>	<b>2,553</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Outgoings

Under the 2023 Rating List the property has an entry as 'Surgery and premises' with a rateable value of £17,500.

## EPC

The Energy Performance Assessment Rating of the property is Band D (82).

## Tenure

The property is available freehold subject to the occupational leases.



## Tenancies

The ground floor and part of the first floor is occupied by Portman Healthcare Limited under leases expiring 16 January 2035 at a rental of £22,260 per annum plus service charge.

The remainder of the first floor is occupied by All Ceramic Solutions Limited under a yearly lease at a rental of £9,600 per annum plus service charge.

## VAT

The property is not subject to a VAT election and VAT will not be charged on the sale price.

## Price

**Offers in the region of £375,000.**

## Viewing

For further information and viewing arrangements, please contact:

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Jul-23



Raven House, Kings Gate, Bradford BD1 4SJ

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