

## TO LET

### 96 MAIN STREET BINGLEY, BD16 2JH



**RETAIL UNIT WITH BASEMENT STORES**  
**42.05 m2 (453 Sq.ft)**

#### KEY FEATURES

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

**RENTAL**  
**£5,500**  
**Per Annum**

## Accommodation

Shared Entrance Hallway leading to:

### Ground Floor

Front Retail/Sales	15.52 sq. m. (167 sq. ft)
Rear Store/Staff	15.39 sq. m. (166 sq. ft)
W/C	-

### Basement

Storage	11.14 sq. m. (1120 sq. ft)
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**Total Net Internal Floor Area** **42.05 sq. m. (453 sq. ft)**

## Rating Assessment

Description	-	Shop & Premises
Rateable value	-	£3,350

## Services

The property benefits from the provision of all main services.

## Terms

The property is available to let by way of a new internal repairing and insuring lease, dependant on the length this will be subject to 3-year upward only rent reviews.

## Rental

£5,500 per annum exclusive paid monthly in advance

## Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

## Energy Performance Certificate

The property has an energy performance rating of E - 116

## VAT

The rental quoted is exclusive of any VAT liability – If applicable

## Viewing

Please make contact for further information and viewing arrangements