

143 MAIN STREET

BINGLEY, BD16 1AJ

FREEHOLD

FORMER BANK PREMISES
FOR SALE



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- **Freehold**
- **Town centre location**
- **Adjacent to Myrtle Grove public house and opposite Lidl supermarket**
- **Open plan ground floor customer area**
- **Various rooms and storage areas at first floor level**
- **In shell condition suitable for a range of fitouts**
- **GIA - GF 1,194 sq ft (110.9 sq m) and FF 1,091 sq ft (101.4 sq m)**
- **Offers in excess of £150,000 for the benefit of the freehold interest plus VAT if applicable**
- **Google Street View**

LOCATION

Bingley is a market town in West Yorkshire, situated approximately 5.7 miles north west of Bradford, 4.7 miles south east of Keighley and 9.2 miles south west of Otley. The town is located off the A650 dual carriageway. Bingley train station provides half hourly services to Leeds, hourly services to Bradford and three trains an hour to Skipton. Ilkley Moor is to the north of the town.

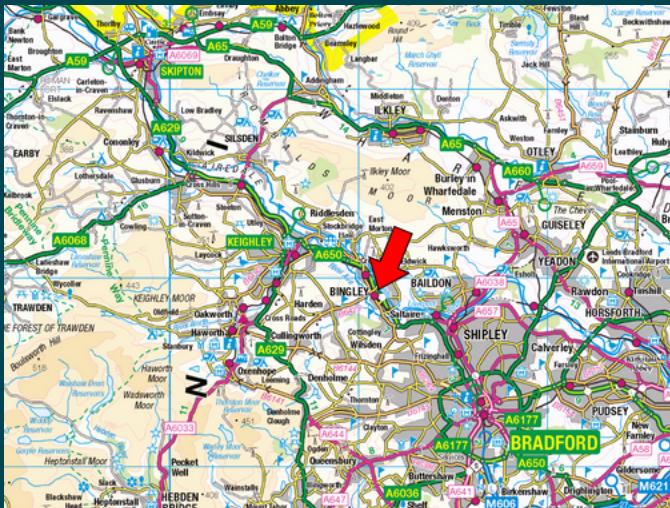
The property occupies a central position on a retail parade fronting Main Street which is the primary road through the town. Bingley train station is located 0.2 miles to the north. The surrounding area is predominantly commercial in nature with nearby occupiers including The Myrtle Grove (JD Wetherspoon), Max Spielman, Boots, Subway and Lidl.

DESCRIPTION & ACCOMMODATION

The property comprises a mid-terrace two storey building which is of stone and brick construction under a flat roof. The property was most recently operated as a bank but has been stripped out to provide an unfinished shell. Externally and to the rear there is a small section of a shared service yard included which can be used for vehicle parking.

Ground Floor: Large open plan retail space rectangular in shape, with stud partitioned office to the side whilst to the rear is a walk in safe, goods lift, rear exit and staircase access to the first floor.

First Floor: A number of rooms including kitchenette, safe, goods lift and first floor fire escape.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	110.9	1,194
First	Ancillary	101.4	1,091
Total		212.3	2,285

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £22,500

An EPC is in the course of preparation.

GUIDE PRICE

Offers are invited for the benefit of our client's freehold interest.

PLANNING

The property is not listed nor situated within a conservation area.

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VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE.

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CBRE

James Brindley

07827 356616

james.brindley@cbre.com

Toby Hall

07785 253055

Toby.hall@cbre.com



Jeff Wraith

07825626666

jeff.wraith@savills.com

Paul Breen

07767 873353

pbreen@savills.com

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