

TO LET

84 Main Street, Bingley, BD16 2JH



Prominent Town Centre Retail Unit
23.48 Sq.mtrs (253 Sq.ft)

KEY FEATURES

- Prominent Town centre Position
- Eligible for small business rates relief.
- Available for immediate occupation.

Rental
£7,000
Per Annum



Description

The property comprises the ground floor of a traditional mid terrace property offering accommodation across a single level which is accessed from a shared entrance vestibule. Occupying a prominent position within Bingley Town centre nearby occupiers include the Old White Horse Public House, Hedgehog Organics, Jumbo Chinese & Flower Couture.

Accommodation

Ground Floor

Gross Frontage	3.09 mtrs	(10' 2")
Shop Depth	6.49 mtrs	(21' 3")
Retail/sales	20.06 sq mtrs.	(216 sq. ft)
Kitchenette	3.42 sq mtrs.	(37 sq. ft)
w/c facilities	-	-
Total Net Internal Floor Area	23.48 sq.mtrs	(253 sq.ft)

Services

The retail unit benefits from mains electric, water and drainage only, there is no gas available on site.

Rating Assessment

Description – Shop & Premises
Rateable Value £3,650

Lease Terms

The property is available to let on a new 3-year internal repairing and insuring lease.

Legal Costs

Each party will be responsible for their own legal and professional fees where applicable

Energy Performance Certificate

An EPC has been commissioned

Anti-Money Laundering (AML)

In accordance with current legislation any prospective tenant will need to provide relevant ID and be subject to basic sanction and AML checks.

VAT

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

Viewing

For further information, and viewing arrangements please contact:
Email- stuart@woodheads.co.uk Tel - 01274-530570

