

## TO LET

**89 Main Street, Bingley, BD16 2JA**



**Town Centre Retail Unit  
with upper floor & basement stores  
165.68 Sq.Mtrs (1,783 sq.ft)**

### KEY FEATURES

- Prominent Town Centre location.
- Eligible for small business rates relief.
- Suitable for alternative uses subject to PP.
- Incentives available or refurbishment considered

**Rental**

**£15,000**

**Per Annum**

## Description

Occupying a prominent position the property has frontage to the Main Street with additional rear access from Busfeild Street. Nearby occupiers include Domino's Pizza, Dacre Son & Hartley & Tax Assist Accountants.

The property comprises a mid through terraced retail unit offering accommodation across three levels with basement storage and potential for first floor office conversion. It also has a small rear yard area.

## Accommodation

Gross Frontage	4.55 mtrs	( 14' 11")
Shop Depth	11.19 mtrs	( 36' 9")
<b>Basement</b>		
Stores	62.51.sq.mtrs	(673 sq. ft)
<b>Ground Floor</b>		
Retail/Sales	51.66 sq mtrs.	(556 sq.ft)
Kitchenette	6.95 sq mtrs.	( 75 sq.ft)
<b>First Floor</b>		
Stores/potential offices	44.56.sq.mtrs	(480 sq.ft)
<b>Total Net Internal Floor Area</b>	<b>165.68 sq. m.</b>	<b>(1,783 sq. ft)</b>

## Rating Assessment

Description – Shop & Premises  
 Rateable Value £12,000

## Services

The property benefits from the provision of mains electric, water, gas and drainage.

## Terms

The property is offered to let on a new full repairing & insuring lease for a term to be agreed.

## Rental

£15,000 per annum to be paid quarterly in advance on modern quarter days.

## Legal Costs

Each party will be responsible for their own legal costs.

## Energy Performance Certificate (EPC)

Energy Rating B-49

## Viewing

For further information and viewing arrangements:  
 Email- [stuart@woodheads.co.uk](mailto:stuart@woodheads.co.uk) Tel - 01274-530570