

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") |

Basement

| | | |
|--------|---------------|--------------|
| Stores | 62.51.sq.mtrs | (673 sq. ft) |
|--------|---------------|--------------|

Ground Floor

| | | |
|--------------|----------------|-------------|
| Retail/Sales | 51.66 sq mtrs. | (556 sq.ft) |
| Kitchenette | 6.95 sq mtrs. | (75 sq.ft) |

First Floor

| | | |
|--------------------------|---------------|-------------|
| Stores/potential offices | 44.56.sq.mtrs | (480 sq.ft) |
|--------------------------|---------------|-------------|

| | | |
|--------------------------------------|----------------------|-----------------------|
| Total Net Internal Floor Area | 165.68 sq. m. | (1,783 sq. ft) |
|--------------------------------------|----------------------|-----------------------|

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 Tel - 01274-530570