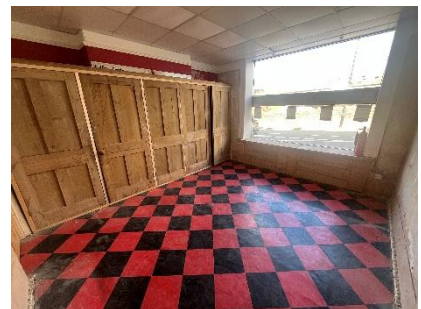


TO LET

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
£5,940
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)
---------	----------------------------

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

Rating Assessment

Description	-	Shop & Premises
Rateable value	-	£4,250

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

£5,940 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