

BINGLEY

121 MAIN STREET

PRIME SHOP TO LET



LOCATION

Bingley is a historic market town, situated within the Aire Valley approximately six miles to the north-west of Bradford. The property occupies a prime position within Bingley town centre. **Boots, Pizza Hut, Halifax and Klick** are all positioned nearby.

ACCOMMODATION

The property is arranged over ground floor and provides the following approximate net internal floor areas and dimensions:

Gross Frontage	6.20 m	20' 4"
Internal Width	5.89 m	19' 4"
Shop Depth	14.83 m	48' 8"
Ground Floor Sales	84.91 sq m	914 sq ft

LEASE TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

RENT

£17,500 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that this property is subject to the following assessment:

Rateable Value	£12,750
Rates Payable	£6,183.75

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

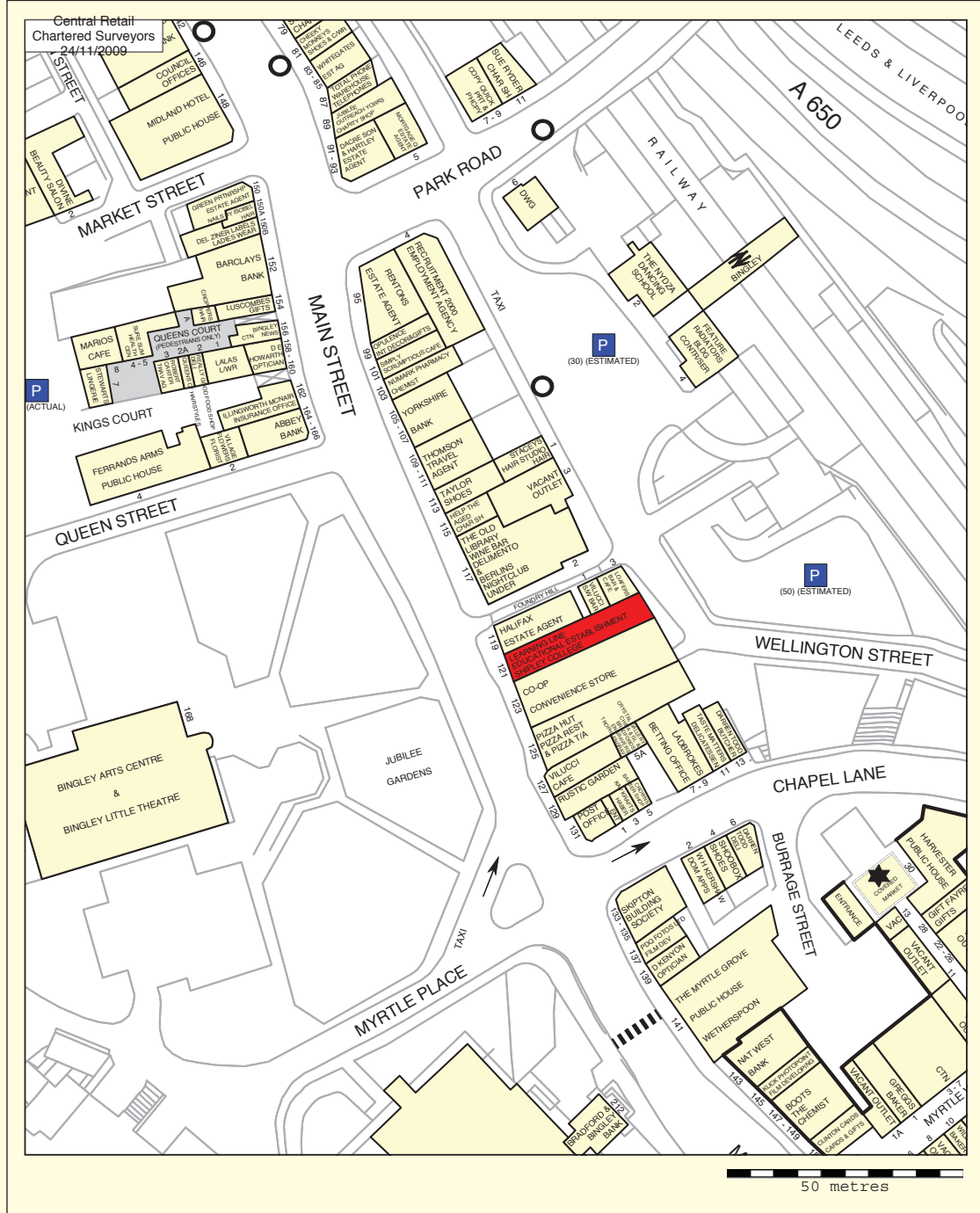
Viewing is strictly via Central Retail:

Contact:- James Crosbie (james@central-retail.co.uk)
or
Tom Limbert (tom@central-retail.co.uk)

SUBJECT TO CONTRACT



Bingley



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