

## BINGLEY 123 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 basement, ground and first floors and provides the following approximate net internal floor areas and dimensions:

Gross Frontage	10.21 m	33 ' 6"
Internal Width (maximum)	8.99 m	29 ' 6"
Shop Depth	15.65 m	51 ' 4"
Ground Floor Sales	135.54 sq m	1,459 sq ft
Ground Floor Ancillary	38.83 sq m	418 sq ft
Basement Ancillary	79.71 sq m	858 sq ft
First Floor Ancillary	139.91 sq m	1,506 sq ft

Alternatively, the adjoining property is available and combined this would provide a total ground floor area of approximately 2,800 sq ft. Further details are available on request.

### LEASE TERMS

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

### RENT

£35,000 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	£22,750
Rates Payable	£11,033.75

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

### VIEWING

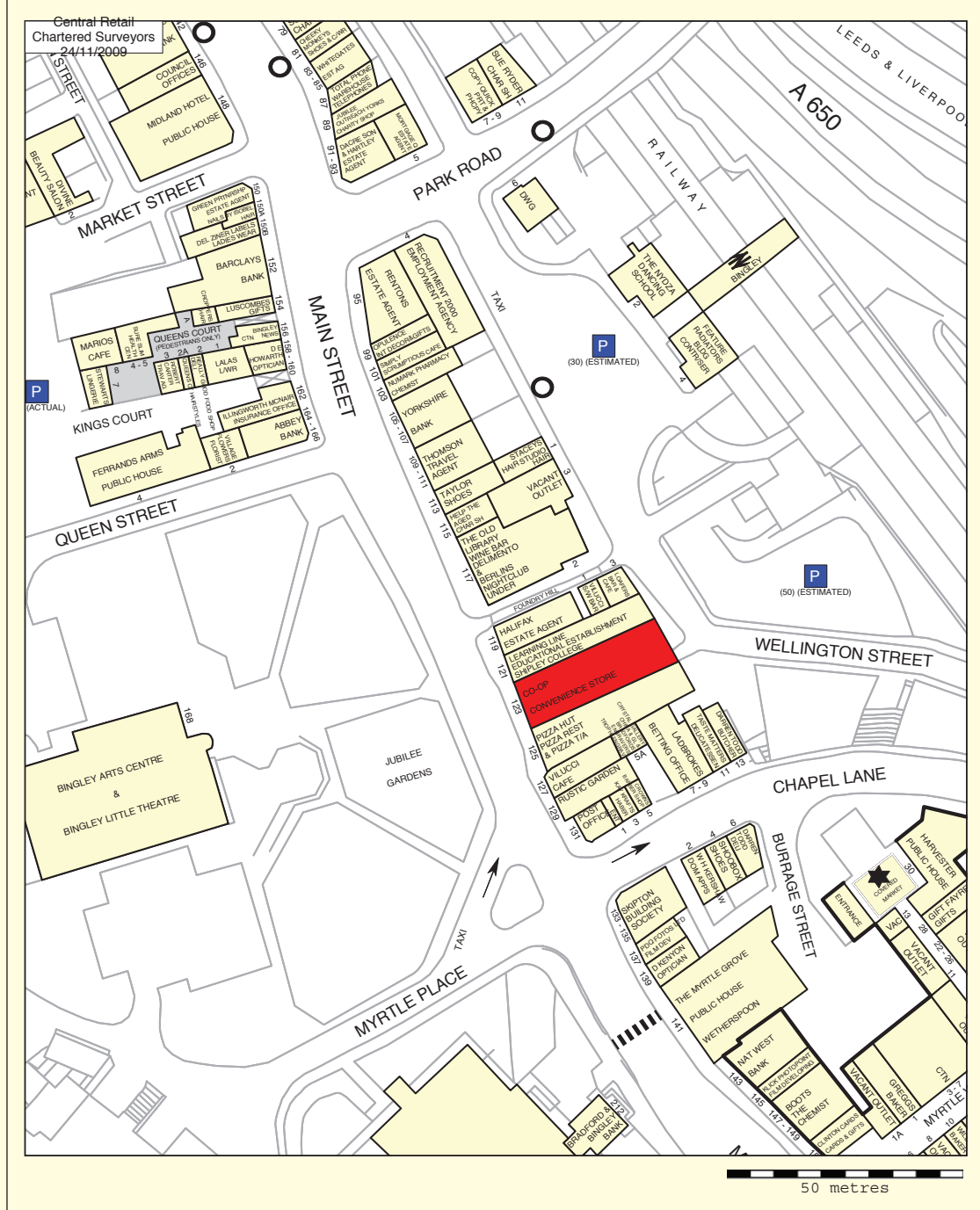
Viewing is strictly via Central Retail:

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

### SUBJECT TO CONTRACT



Bingley



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