

**TOWN CENTRE SHOP/OFFICE PREMISES
1 BURRAGE STREET
BINGLEY**



- Town centre location just off Main Street
- Modern, open plan unit
- Suitable for a variety of uses, including retail, offices, healthcare etc., subject to consents.
- Close to railway station

TO LET £13,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

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 **RICS** Regulated by RICS

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1. LOCATION:

The premises are situated in Bingley town centre, enjoying good access to the local amenities. Nearby occupiers include Aldi, Ladbroke's and Skipton Building Society. On street car parking is available on Chapel Lane with additional town centre pay and display car parks nearby.

2. GENERAL DESCRIPTION:

The premises comprise a large open plan retail/office space with a kitchenette and WC. The property has a large display frontage with an electrically operated roller shutter.

3. ACCOMMODATION:

The premises comprise an open plan sales area with WC and kitchenette, with a gross internal floor area of 94m² (1,017 sq. ft.).



4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £14,250 (Shop and Premises). The Uniform Business Rate for 2026/27 is £0.480. An additional lower Rate is being introduced for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should therefore seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed, at an initial rent of £13,000 per annum plus VAT. The rent is exclusive of rates, utilities and other outgoings and payable quarterly in advance. A service charge is levied in respect of the maintenance and upkeep of the common areas.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

Energy Rating C (73)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

Amended 27 May 2026

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.