

FOR SALE/TO LET

1 Burrage Street, Bingley, BD16 1GH

£170,000 or **£16,500**
plus VAT p.a.x plus VAT



- Local population of approximately 23,000
- 386,000 within a 20 minute drive time
- Nearby retails include Co-op, Card Factory, Specsavers, Subway, Papa Johns, Timpson and Boots

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A GREAT PLACE TO SHOP

The town has a population of approximately 23,000 and draws on a wider catchment which extends to 386,000 within a 20 minute drive time. The catchment is affluent with 57% in the ABC1 socio-demographic group and 74% of the catchment is economically active. The town's consumer profile is similar to other affluent Yorkshire market towns like Ripon, Selby and Guisborough



Town Centre location

Tenancy Schedule

Unit	Occupied/Vacant	Area Sq Ft	Area sq.m
1 Burrage Street (unit 12)	VACANT	1,017	94.4
TOTAL		1,017	94.4



GREAT RETAIL OPPORTUNITIES

Description

The properties front Chapel Street, directly opposite Wellington Street public car park, and are part of The 5 Rise Shopping Centre which is the principal shopping destination in Bingley with retailers including Co-op, Card Factory, Specsavers, Subway, Papa Johns, Timpson and Boots. Other occupiers nearby include Aldi, Lidl, Ladbrokes, JD Wetherspoon and Skipton Building Society.



PROMINENT RETAIL LOCATION

Location - BD16 1GH

Bingley is an attractive and affluent market town in West Yorkshire approximately 15 miles west of Leeds, 6 miles west of Bradford and 5 miles south east of Keighley. The town has excellent communications, lying on the A650 which links Bradford to Keighley and the train station, which is approximately 150 metres from The 5 Rise Shopping Centre, provides a regular service to both Leeds and Bradford.



SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

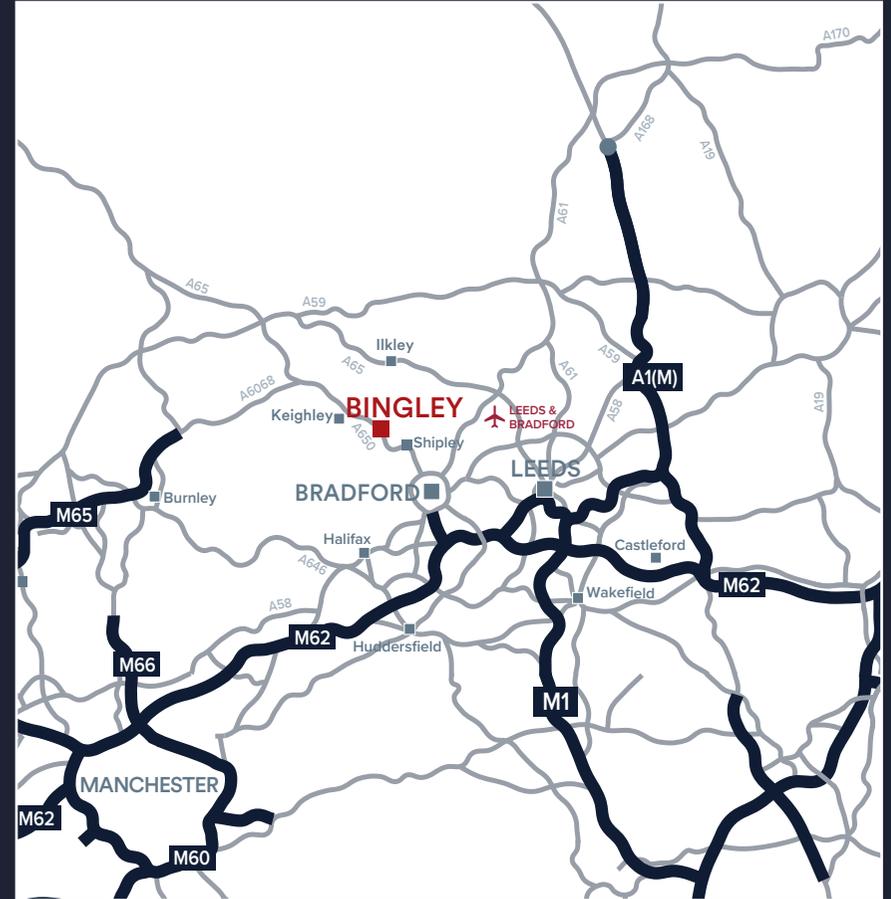
Each party is responsible for their own legal costs.

TENURE

999 year long leasehold interest, subject to the existing occupational tenancies.

VIEWING

Strictly via prior appointment with the appointed agents.



*Potential occupiers to make own enquiries to clarify accuracy of data

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