

**48-54 Bingley Road**

Saltair, BD18 4SD

**PROMINENT  
RETAIL/LEISURE UNIT****3,473 sq ft**  
(322.65 sq m)

- Busy local high street
- Suitable for variety of uses
- Sub lease available



# 48-54 Bingley Road, Saltaire, BD18 4SD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,473 sq ft                        |
| Rent           | £83,500 per annum                  |
| Rates Payable  | £26,660 per annum                  |
| Rateable Value | £62,000                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (65)                             |

## Description

The property comprises three ground floor shop units that have been combined to accommodate a single occupier. The larger unit forms the main sales area with the other two being used for storage and staff facilities. Free on street parking is available along Bingley Road and a pay and display car park is located to the rear of the property.

## Location

The property is prominently located in Saltaire on the A650, a busy main route running between Wakefield and Keighley. Saltaire is a Victorian Model Village in Shipley and a UNESCO World Heritage site. Saltaire is located 4 miles north of Bradford City centre.

## Accommodation

| Name              | sq ft | sq m   |
|-------------------|-------|--------|
| Ground - No.48    | 500   | 46.45  |
| Ground - No.50    | 478   | 44.41  |
| Ground - No.52/54 | 2,495 | 231.79 |
| Total             | 3,473 | 322.65 |

## Terms

The premises are held on three separate full effectively, insuring and repairing leases. A sub letting of the whole property is available.

No.48 Bingley Road (500sqft) - Lease expiry 30.4.2030

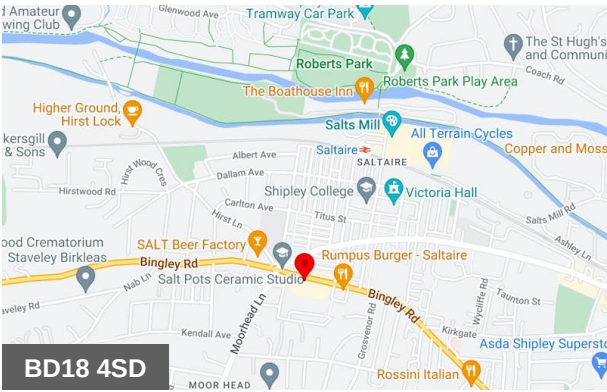
No.50 Bingley Road (478sqft) - Lease expiry 30.4.2030

No.52-54 Bingley Road (2,495sqft) - Lease expiry 30.4.2030

The passing rent for the whole space is £83,500 exclusive of VAT, service charge, business rates, insurance, utility costs and any other outgoings.

## Planning

We understand the property has the new E Planning use class but recommend that interested parties make their own enquiries via the local authority.



## Viewing & Further Information



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48-52 Bingley Road, Shipley, BD18 4SD

