

FOR SALE

10 & 12 Chapel Lane, Bingley, BD16 2NG

FOR BOTH UNITS

£370,000
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	Rent (£)	Break Date	Rent Review	Lease Expiry
10 Chapel Lane (unit 11a)	Mulligans	1,335	£18,000	29/09/2027	29/09/2027	28/09/2032
12 Chapel Lane (unit 11b)	Done Brothers (Cash Betting) Ltd t/a Bet Fred	1,154	£16,000	12/02/2030	12/02/2030	11/02/2035
TOTAL		2,489	£34,000			



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 2NG

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.

BUSINESS RATES

10 Chapel Lane : Rateable Value £16,500
12 Chapel Lane : Rateable Value £15,000

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

TENURE

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

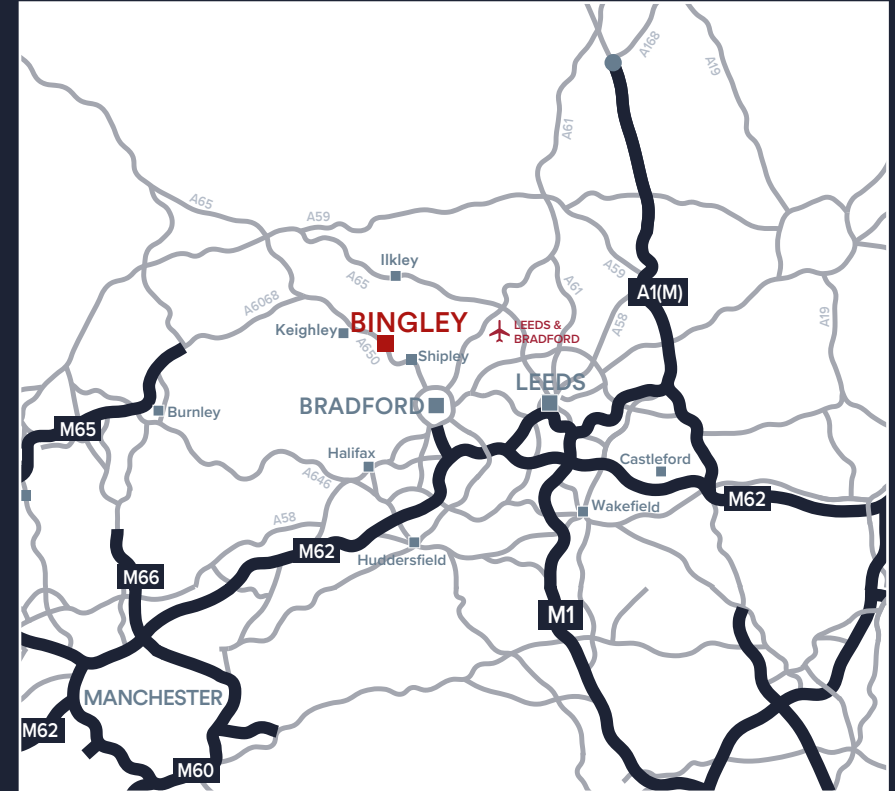
VIEWING

Strictly via prior appointment with the appointed agents:



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

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