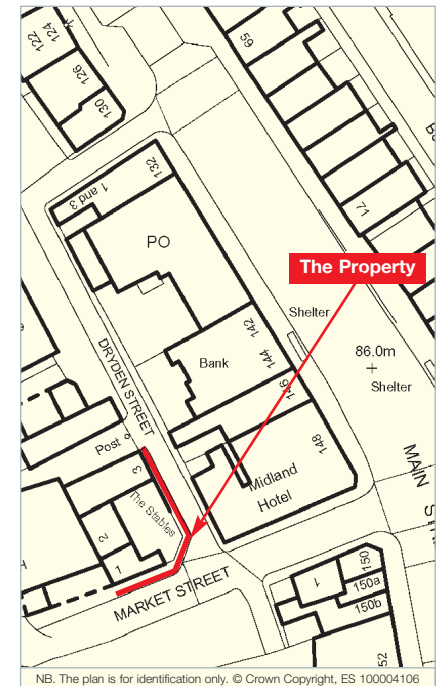


Bingley

The Stables 2 Market Street West Yorkshire BD16 2HP

- Attractive Freehold Shop Investment
- Three units with offices above
- Close to town centre
- Total Initial Rents Reserved
£22,800 pa⁽¹⁾

**On the Instructions of
Mortgagee**



Tenure

Freehold.

Location

Bingley is a market town which is situated approximately 6 miles north-west of Bradford along the A650. With a population of approximately 20,000, Bingley is located 7 miles from Leeds International Airport and has excellent rail services to Leeds and Manchester. The A650 provides good access to Leeds and Bradford and the M606 motorway via the A6177. The property is situated on the north side of Market Street at its junction with Dryden Street within walking distance of Bingley town centre. Occupiers close by include Barclays and HSBC Banks, Scope and a number of local retailers.

Description

This attractive Listed property is arranged on ground and one upper floor to provide three ground floor shop units with ancillary accommodation above within a small enclosed courtyard fronting Market Street.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Unit	Present Lessee (1)	Accommodation	Lease Terms (1)	Initial Rent £ p.a. (1)	Next Review/ Reversion (1)
1		Gross Frontage 5.20 m (17' 1") Built Depth 7.75 m (25' 5") Ground Floor Sales 28.55 sq m (306 sq ft)			
2	Michaela Hammond (t/a Divine Beauty Studios)	Gross Frontage 6.95 m (22' 9") Net Frontage 3.65 m (11' 11") Shop & Built Depth 4.80 m (15' 9") Ground Floor Sales 34.65 sq m (373 sq ft) First Floor 73.55 sq m	6 years from 01.05.2010 (1)	£18,000 p.a. (1)	Reversion 2016
3	Nicole Siobhoun (t/a Halo Hair Boutique)	Gross Frontage 7.60 m (24' 11") Net Frontage 4.10 m (13' 5") Shop & Built Depth 4.55 m (14' 11") Ground Floor Sales 32.65 sq m (351 sq ft) First Floor 29.15 sq m	6 years from 01.05.2010 (1)	£4,800 p.a. (1)	Reversion 2016

(1) The lease and rent details cannot be confirmed by the Seller and the information has been provided from the Borrower. Buyers will need to make their own enquiries. The property is sold subject to and with the benefit of any leases, licences and occupancies existing at the date of completion.

Total £22,800 p.a. (1)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms B Hawthorn, Shoosmiths. Tel: (01908) 488300 Fax: (03700) 868301 e-mail: beth.hawthorn@shoosmiths.co.uk

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