

# FOR SALE

10 & 12 Chapel Lane, Bingley, BD16 1AJ

FOR BOTH UNITS

**£500,000**  
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)	Elliott's Bar (t/a Secret Garden)	1,135	£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	£28,500		09/10/2019	08/10/2024
<b>TOTAL</b>		<b>2,289</b>	<b>£46,500</b>			



# 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 1AJ

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.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### TENURE

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

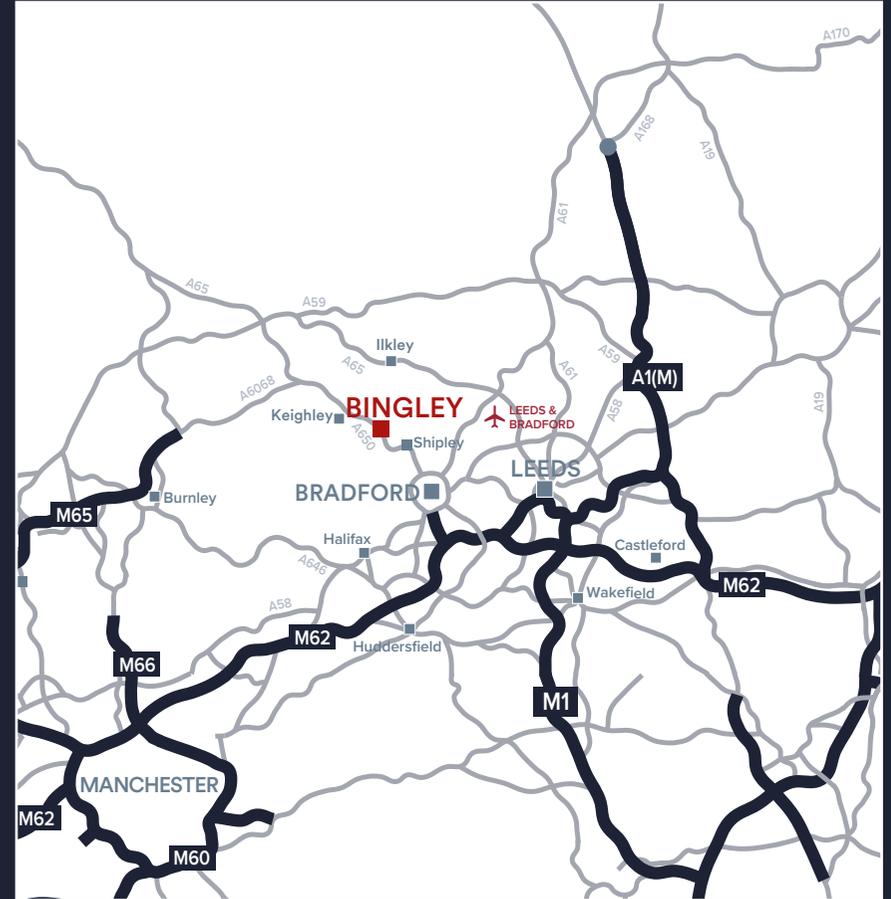
### VIEWING

Strictly via prior appointment with the appointed agents:



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

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