

**PROMINENT RETAIL PREMISES
32 KEIGHLEY ROAD
CROSSFLATTS
BINGLEY**



- Prominent location fronting Keighley Road in the village of Crossflatts
- Suitable for a variety of uses, including retail, offices, healthcare etc., subject to consents.

TO LET £9,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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 **RICS** Regulated by RICS

**SHOP/OFFICE PREMISES
88 MAIN STREET
BINGLEY**

1. LOCATION:

The property is situated on an established retail parade, with frontage to Keighley Road (B6265), with easy access to the Bingley bypass (A650). Crossflatts is predominantly residential in nature, with interspersed commercial occupiers. Other businesses within the retail parade include a sandwich shop and barbers.

The property is also situated a short distance from Crossflatts rail station (with services to Skipton, Keighley, Bingley, Bradford and Leeds).

2. GENERAL DESCRIPTION:

The premises comprise the ground floor and basement of a stone build mid-terraced property, with an external forecourt to the front of the property.

Internally, the accommodation is arranged over basement and ground floors and provides a sales area which is currently partitioned to create a rear store/office. A former cold store is positioned behind this. The basement provides storage and a WC.

The shop front benefits from an electrically operated roller shutter.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

BASEMENT

Cellar 1	16.6m ² (179 sq ft)
Cellar 2	1.98m ² (21 sq ft)
WC	
TOTAL BASEMENT NET INTERNAL FLOOR AREA	18.58m² (200 sq. ft.)

GROUND FLOOR

Sales Area	36.97m ² (398 sq ft)
Former cold store	2.85m ² (31 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	39.82m² (429 sq. ft.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £4,900 (Shop and Premises).

The Uniform Business Rate for 2026/27 is £0.480. An additional lower Rate is being introduced for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should therefore seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a new effective full repairing and insuring lease for a term to be agreed, at an initial rent of £9,000 per annum exclusive of rates (if payable), utilities and other outgoings and payable quarterly in advance. The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

Energy Rating D (98)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

28 July 2026

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.