



**SITUATION**

Occupying a town centre position close to the junction with Old Main Street, opposite a pay & display car park, within ¼ mile of Bingley Railway Station and amongst multiples including a **Scope**, **HSBC** and a variety of established traders. Bingley is an attractive market town which lies some 5 miles north-west of Bradford and 3 miles south-east of Keighley.

**PROPERTY**

A mid terrace building comprising a **Ground and Lower Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Lower Ground Floor Restaurant	<b>Ground Floor Restaurant</b> Gross Frontage 21'8" Internal Width 16'1" Shop & Built Depth 60'6" <b>Lower Ground Floor</b> Area Approx. 883 sq ft	<b>M. S. Hussain &amp; M. B. Hussain (Indian Restaurant)</b>	15 years from 11th January 2011	£17,800	FRI <b>Rent Reviews 2017 and 3 Yearly</b>
First & Second Floor Flat	Not Inspected		999 years from 1st January 2010	£1	FRI

<sup>1</sup> Areas & Measurements provided by Vendor

<b>TOTAL</b>	<b>£17,801</b>
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**£17,801 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Premier Solicitors – Tel: 01234 358 080  
Ref: Miss Saima Ul-Haq – Email: saima.ul-haq@premiersolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts