

Starkeys

Chartered Surveyors

OFFICE INVESTMENT 1B THE UNDERCROFT OLD SOULS WAY CROSSFLATTS BINGLEY



- Modern self-contained office suite
- Close to railway station and local amenities
- Currently let and producing £6,250 per annum

FOR SALE £59,950

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

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**1B THE UNDERCROFT
OLD SOULS WAY
CROSSFLATTS
BINGLEY**

1. LOCATION:

The property is situated just off the A650 between Bingley and Keighley, with easy access to the Bingley bypass, pleasantly located adjacent to the Leeds/Liverpool canal with immediate access to canal-side walks. Local amenities, including a sandwich shop, are available immediately nearby.

In addition to excellent vehicular access, the property is situated a short distance from Crossflatts rail station (with services to Skipton, Keighley, Bingley, Bradford and Leeds) and the A650 comprises a main bus route.

2. GENERAL DESCRIPTION:

The premises form part of a modern office and apartment development completed in approximately 2007. The accommodation is situated at ground floor and has been partitioned to provide offices, WC and kitchenette.

Please note that the premises do not have any natural light.

3. ACCOMMODATION:

The premises have a net internal floor area of **107m² (1,147 sq. ft.)**. The accommodation is currently partitioned to provide the following:

Office	48.71m ² (524 sq. ft.)
Office	7.12m ² (77 sq. ft.)
Office	35.03m ² (377 sq. ft.)
Kitchenette	4.08m ² (44 sq. ft.)
WC	

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 £2,650 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the above information.

5. TENURE

We are informed that the property is leasehold and held by way of a lease for a term of 999 years less 7 days from 1st January 2006 at a peppercorn rent.

6. TERMS:

The premises are offered for sale subject to the existing tenancy at £59,950 which represents a net yield of 10.24% taking into account purchasers costs of 1.8%.

7. TENANCY

The premises are let to an individual tenant on effective full repairing and insuring terms for a term of 3 years expiring on 4 February 2027 at a rent of £6,250 per annum exclusive. A copy of the lease is available upon request.

8. EPC:

The premises have an Energy Rating of D (100).

9. VIEWING AND FURTHER INFORMATION:

By appointment through the joint sole agents:-

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

ASHLEY BOWLES
TEL: 01274 307910

Amended 19 March 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

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.