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Ilkley Office
The Estate Office
10 Castle Yard
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FOR SALE

MAY LET

Substantial Restaurant Premises with Large Rear Car Park
Potential Retail or Office Use

Development Potential Also

**PLANNING PERMISSION GRANTED FOR ONE TWO BED DWELLING AND
FIVE FLATS (19/00793/FUL 18th April 2019)**



**Offers Over - £200,000 – under £50 psf! And under £35,000 per plot
for redevelopment**

- **Mature Residential Location**
- **Large rear car park**
- **Rare freehold opportunity**

398 SKIPTON ROAD, UTLEY, NR KEIGHLEY, BD20 6HP

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Location

The subject property is prominently situated on the B6265 Skipton Road connecting Keighley with Steeton and beyond. Utley is a popular residential district of Keighley and lies approximately ¼ of a mile from the Town Centre. The A629 Aire Valley Trunk Road is only a short drive away which in turn links Keighley with Bradford to the South and Skipton to the North.

Description

The subject comprises a substantial stone built property which for many years was occupied and operated as a restaurant.

The property affords excellent access from the Skipton Road elevation and also at lower ground floor level from the rear car park.

The lower ground floor incorporates restaurant, bar area with ample seating, lobby, waiting area and beer cellar along with male and female toilet facilities. The ground floor includes further restaurant areas, lobby and entrance from the front elevation, kitchen, preparation areas and loading bay. The first floor includes a series of rooms useful for storage and offices along with a bathroom.

The property could readily be re occupied as a restaurant/café or alternatively offices or retail use would work well given the layout of the accommodation and excellent car parking – planning permission would be required in the event of offices but we wouldn't expect this to be contentious.

Additionally planning permission has now been obtained for conversion and extension to form one two bed dwelling and five flats

Externally there is a large car park to the rear – at least 13 car parking spaces.

Accommodation

Lower ground floor

Restaurant, bar area with seating, lobby, waiting area and beer cellar

1,244 sqft 115 sqm

Male and female toilet facilities

Ground floor

Restaurant areas, stairs/lobby, kitchen, coal room and preparation area and loading bay

1,466 sqft 136 sqm

First floor

Various store rooms, bathroom, laundry room, further stores and office

1,372 sqft 127 sqm

External

13 off street car parking spaces.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Restaurant & Premises

Rateable Value: £16,000

Uniform Business Rate for 2019/2020: £0.491

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority. Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Planning

Planning permission has been obtained for one two bed dwelling and five flats (19/00793/FUL 18th April 2019). Full particulars are available online at www.bradford.gov/planning. The site has great potential for the proposed development as clearly demonstrated by the scheme drawings.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Price

Realistically quoted at offers over £200,000 - under £50 per square foot and under £35,000 per plot in the event of redevelopment.

Rent

The owners may consider a rental of the property. Those interested are asked to let us have full particulars of their rental needs.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

In the event of a sale each party will be responsible for their own legal costs. In the event of a letting the ingoing tenant will be responsible for both their own and the landlords legal costs.

Further Information

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Energy Performance Certificate

Non-Domestic Building



398, Skipton Road
KEIGHLEY
BD20 6HP

Certificate Reference Number:
9771-3035-0377-0100-7921

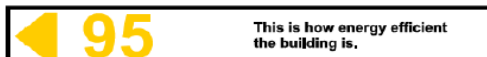
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 419
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 187

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.