

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Single & Two Storey High Quality Works/Warehouse and Office
Accommodation with Car Park and Yard Area
5,868 sqft (544 sqm)



GUIDE PRICE - £335,000

- **Rare freehold opportunity**
- **Early internal inspection highly recommended to appreciate the quality of accommodation on offer**
- **Suitable for a variety of commercial and industrial uses**
- **Planning permission granted to construct a two storey extension extending to approximately 2,000 sqft (186 sqm)**

**20 HALIFAX ROAD (A629), CROSS ROADS, KEIGHLEY
WEST YORKSHIRE, BD22 9DH**

20 HALIFAX ROAD (A629), CROSS ROADS, KEIGHLEY WEST YORKSHIRE, BD22 9DH

Location

The subject property occupies a central position within Cross Roads having good access to all local amenities. Keighley Town Centre lies approximately 3 miles to the north, with Bingley and Shipley being 7 miles and 10 miles respectively to the east.

Description

The property offers single and two storey high quality works/warehouse and office accommodation being predominantly brick built with pitched slate and plastisol coated metal roofs. During recent years the property has been substantially upgraded/refurbished with new feature timber cladding added to sections of the external elevations and a glazed reception area now provided at ground floor level.

Accommodation

Internal

Ground Floor

Works/warehouse accommodation together with reception, office, toilet facility and ancillary areas. Vehicular access into the main works area is provided via a large roller shutter loading door.

3,859 sqft 358 sqm

First Floor

First floor office accommodation to include showroom area and toilet facilities.

2,009 sqft 186 sqm

External

Surfaced car park and yard. Vehicular access to the subject site is provided via a shared roadway which leads off Halifax Road (A629).

An additional warehouse/works area extending to 1,510 sqft together with a yard and car park can also be made available on a rental basis. For further information on the lease/rental terms please speak to the agents.

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: Workshop & Premises
Rateable Value: £22,000
Uniform Business Rate for 2019/2020: £0.504

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 as the current rates liability.

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.

Air conditioning/Air handling units are installed within part of the property. Gas fired central heating (radiators) also serves areas of the subject accommodation.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Planning permission has been granted for a two storey extension (planning reference number 18/03779/FUL. For further details on the aforementioned planning permission and planning conditions please speak to the agents.

Guide Price

£335,000

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe - 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



Bradford Office

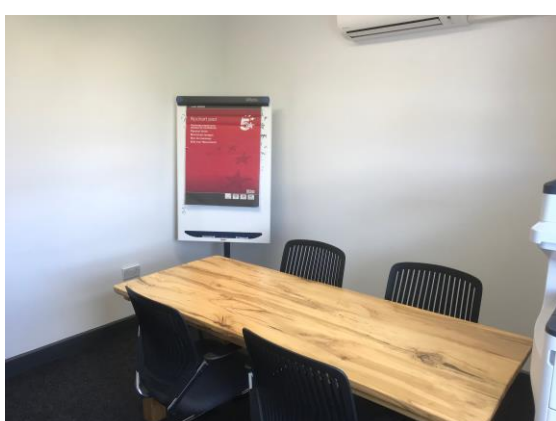
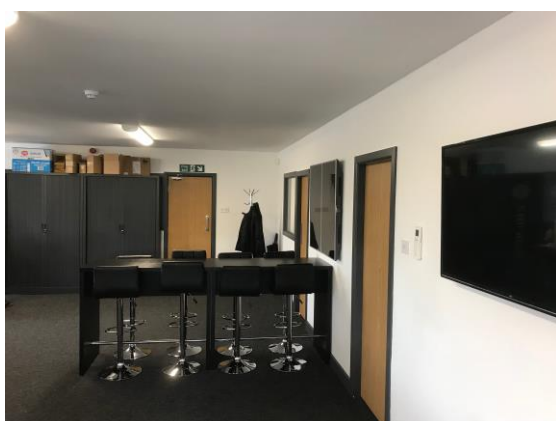
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Energy Performance Certificate

Non-Domestic Building



Speedprint House
Halifax Road
Cross Roads
KEIGHLEY
BD22 9DH

Certificate Reference Number:
0220-8939-0364-5480-1060

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 117 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	505
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	85.61
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

66 If typical of the existing stock