

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

Fully Let Investment Opportunity Comprising 5 Industrial/Commercial Units extending in total to approximately 13,000 sqft (1,208 sqft)
Spacious Yard Area and Private Parking



GUIDE PRICE - £650,000

- **Prominent position on Bradford Road having good access to all local amenities**
- **Low capital value of £50 per sqft**
- **Fully let commercial investment opportunity**
- **All tenants currently benefit from small business rate relief**
- **Currently generating £45,150 per annum exclusive**
- **A number of asset management opportunities Our opinion of ERV over the short to medium term £50,000 - £55,000 per annum exclusive**
- **Based on a purchase price of £650,000 the Gross initial Yield equates to approximately 7%**

UNITS 1-6 CROWN WORKS, BRADFORD ROAD, SANDBEDS, KEIGHLEY, WEST YORKSHIRE, BD20 5LN

UNITS 1-6 CROWN WORKS, BRADFORD ROAD, SANDBEDS, KEIGHLEY, WEST YORKSHIRE, BD20 5LN

Location

Crown Works affords a prominent position adjacent to Bradford Road lying approximately 2 miles to the east of Keighley town centre having good access to all local amenities.

Description

Crown Works Business Park comprises 5 'modern' commercia/industrial extending in total to approximately 13,000 sqft (1,208 sqm)

Accommodation

Brief accommodation schedule

Internal

Unit 1

Single storey modern works/warehouse accommodation with office facility together with mezzanine storage and canteen.
4,188 sqft 389 sqm

Unit 2

Single storey works/warehouse with toilet facility.
1,378 sqft 128 sqm

Unit 3

Single storey works/warehouse with small office facility.
3,298 sqft 306 sqm

Unit 4

Single storey works/warehouse with small office facility.
2,391 sqft 222 sqm

Units 5 & 6

Two storey office accommodation
1,700 sqft 158 sqm

External

Spacious yard area and designated private car parking.

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: Warehouse & Premises

Unit 1 - Rateable Value: £13,000

Unit 2 - Rateable Value: £7,800

Unit 3 - Rateable Value: £12,000

Unit 4 - Rateable Value: £11,250

Description: Offices & Premises

Unit 5 & 6 - Rateable Value: £9,200

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 as the current rates liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

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.

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

Guide Price

£650,000

Tenancies

Crown Works Business Park is fully let. A brief tenancy schedule has been attached to these details. Currently generating £45,150 per annum.

Copies of leases/agreements are available for inspection upon request.

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



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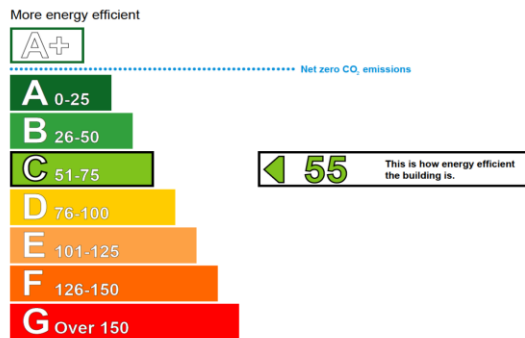
Energy Performance Certificate HM Government
Non-Domestic Building

Unit 1
Crown Works
Bradford Road, Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
0980-0731-9100-2821-0002

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



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	30	If newly built
Total useful floor area (m ²):	381	62	If typical of the existing stock
Building complexity (NOS level):	3		

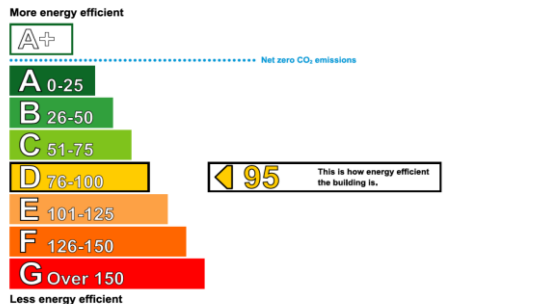
Energy Performance Certificate HM Government
Non-Domestic Building

Unit 3, Crown Works
Bradford Road
Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
0220-3922-0307-9060-3054

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



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Mechanical Ventilation	27	If newly built
Total useful floor area (m ²):	257	72	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	50.49		
Primary energy use (kWh/m ² per year):	Not available		

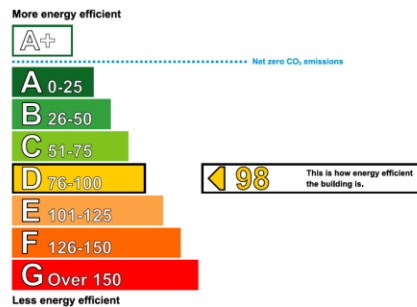
Energy Performance Certificate HM Government
Non-Domestic Building

Bespoke Joinery
Unit 2 Crown Works, Bradford Road
Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
0498-2713-8230-9200-6203

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



Technical Information		Benchmarks	
Main heating fuel:	LPG	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	29	If newly built
Total useful floor area (m ²):	126	78	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	51.31		
Primary energy use (kWh/m ² per year):	Not available		

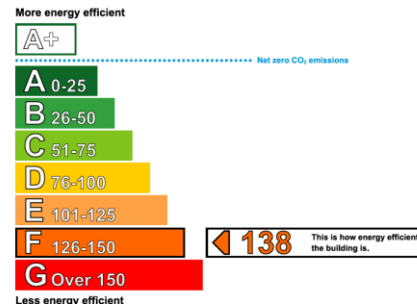
Energy Performance Certificate HM Government
Non-Domestic Building

Unit 4, Crown Works
Bradford Road
Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
0492-2226-3430-0600-9703

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



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	24	If newly built
Total useful floor area (m ²):	240	63	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	70.96		
Primary energy use (kWh/m ² per year):	Not available		

Energy Performance Certificate HM Government
Non-Domestic Building

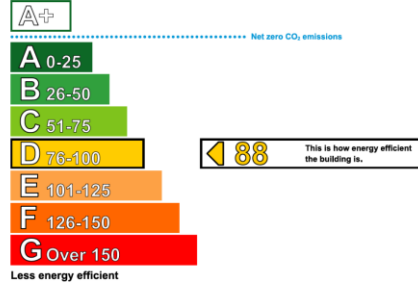
GROUND FLOOR OFFICES
Crown Works
Bradford Road
Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
9438-3032-0472-0001-0921

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



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 130
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 42.01
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
35 If newly built
93 If typical of the existing stock

Energy Performance Certificate HM Government
Non-Domestic Building

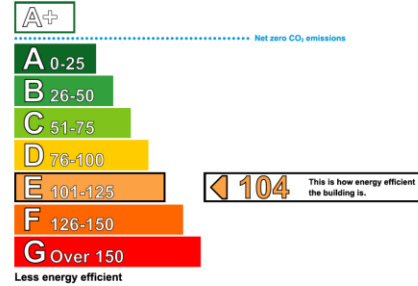
FIRST FLOOR OFFICES
Crown Works
Bradford Road
Sandbeds
KEIGHLEY
BD20 5LN

Certificate Reference Number:
0042-0037-3429-8322-9002

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



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 130
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 74.01
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
30 If newly built
80 If typical of the existing stock

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.



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Tenancy Schedule

Unit	Tenant	Lease Expiry	Rent (pa)
Unit 1	SLP Print	04/2022	£15,500.00
Unit 2	OD Designs	03/2022	£6,750.00
Unit 3	Optimum International	05/2020	£10,000.00
Unit 4	Airedale Cars	11/2021	£7,500.00
Units 5-6	Premier	04/2020	£5,400.00
		Total	£45,150.00



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