

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

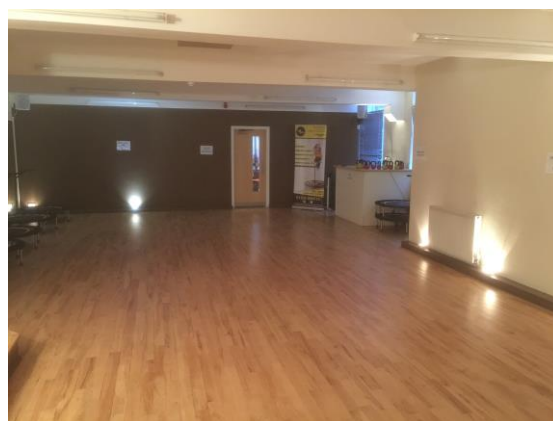
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Substantial Town Centre 'Fully Let'
Commercial/Leisure Investment Opportunity
4,821 sqft (448 sqm)



Guide Price - £225,000

- **Town Centre location with good access to all local amenities**
- **Private parking is available***
- **10 year lease - Currently generating £14,400 pax**
- **Fully let to an established Children's party operator**

8/10 RUSSELL STREET, KEIGHLEY, BD21 2JP

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Location

The property is located on Russell Street lying on the fringe of Keighley Town Centre with good access to all local amenities. Russell Street accommodates a wide variety of commercial uses.

Description

8/10 Russell Street offers predominantly two storey mainly open plan accommodation, currently occupied by a Children's party operator.

Accommodation

Ground Floor

Entrance lobby and reception leading to

Open plan recreational space

2,169 sqft 202 sqm

First Floor

Toilets and ancillary areas

Recreational space

2,189 sqft 203 sqm

Second Floor

Storage and ancillary accommodation

463 sqft 43 sqm

External

An additional private parking facility* can be made available by way of separate negotiation. For further details please speak to the agents. On street parking is also available throughout Russell Street and a number of the adjoining side streets.

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:

Ground Floor

Description: Dance Studio & Premises

Rateable Value: £9,500

Uniform Business Rate for 2019/2020: £0.491

First & Second Floor

Description: Fitness Studio & Premises

Rateable Value: £10,500

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 installed or available however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

The property benefits from security alarm and CCTV systems. Heating to the property is provided via gas fired central heating radiators. Sections of the accommodation are installed with air conditioning units (heating and cooling).

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

£225,000

Tenancies

The property is subject to a 10 year full repairing and insuring lease commencing on the 1st April 2019. The passing rent equates to £14,400 per annum exclusive and the lease incorporates a 3 year 'upward only' rent review provision.

For further lease details please speak to the agents.

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

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.



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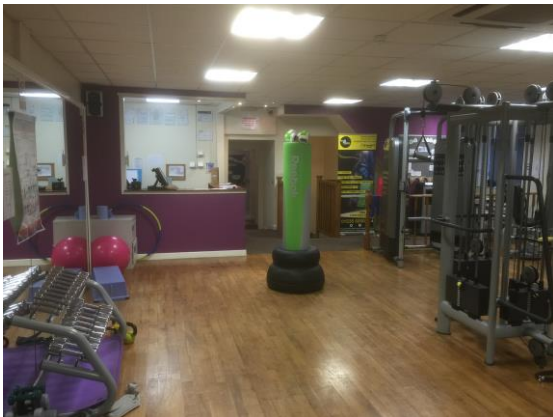
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Energy Performance Certificate

Non-Domestic Building



8-10 Russell Street
KEIGHLEY
BD21 2JP

Certificate Reference Number:
9624-3073-0211-0100-7921

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 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



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

49 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):	435
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	135.92
Primary energy use (kWh/m ² per year):	779.61

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

94 If typical of the existing stock

