

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 Detached Warehouse, Separate Showroom and Warehouse together with a Spacious 4 Bedroom House, extending in total to 26,300 sqft
Site Area 0.8 of an Acre



GUIDE PRICE £1,000,000

- **Rare freehold opportunity**
- **Commercial/residential development options (S.T.P)**
- **Private parking and spacious yard**
- **Prominent position on Park Lane, close to all local Town Centre amenities**
- **Suitable for a variety of commercial, retail, leisure uses (S.T.P)**

**PARK LANE/PARKWOOD RISE
KEIGHLEY BD21 4QU**

PARK LANE/PARKWOOD RISE KEIGHLEY BD21 4QU

Location

The site fronts on to Park Lane, having good access to all local amenities and within easy walking distance of the town centre.

Description

Substantial showroom, warehouse and residential accommodation planned over four floors, extending in total to approximately 26,300 sqft.

Accommodation

Internal

Detached Warehouse

Four storey detached warehouse with ground floor loading area
11,100 sqft 1,031 sqm

Showroom and Warehouse

Part single and part two/three storey generally open plan showroom, office and storage accommodation

13,730 sqft 1,276 sqm

Residential Property

Two storey four bedroom residential accommodation with spacious dining kitchen and utility, lounge, dining room, house bathroom and separate ground and first floor toilet accommodation

1,470 sqft 137 sqm

External

Private parking and spacious yard

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: Showroom & Premises
Rateable Value: £68,500
Uniform Business Rate for 2022/2023: £0.512

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.

We have further been informed via the Valuation Office Agency Website that the residential property falls within Council Tax Band: C

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

£1,000,000

VAT

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

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

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

Further Information

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