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TO LET

Prominent Town Centre Retail/Showroom Unit
Extending to 817 sqft (76 sqm) plus Basement Storage



GUIDE RENT - £7,500 PER ANNUM EXCLUSIVE

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley bus and train stations and the popular Airedale Shopping Centre**
- **NO BUSINESS RATES TO PAY – SUBJECT TO QUALIFICATION****
- **Rent free periods and other lease incentives may be available**

**59A CAVENDISH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3RB**

59A CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RL

Location

The subject property occupies an extremely prominent position on Cavendish Street enjoying good levels of footfall. The property is within walking distance of the Town's Bus and Railway Stations and the popular Airedale Shopping Centre. Nearby occupiers include Skipton Building Society, Aldi, Iceland and Sainsbury's.

Description

Self contained ground and first floor retail accommodation situated within a popular shopping parade.

Accommodation

Internal

Ground Floor

Open plan retail/showroom unit with display window
225 sqft 21 sqm

Leading to

Rear storeroom
78 sqft 7 sqm

First Floor

Stockroom/showroom
432 sqft 40 sqm

Kitchenette and toilet facility
82 sqft 7 sqm

Basement

Two spacious storerooms extending to
approximately
400 sqft 37 sqm

External

On street parking is available throughout sections of Cavendish Street.

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: Shop & Premises
Rateable Value: £8,400
Uniform Business Rate for 2022/2023: £0.499

The new Rateable Value from the 1st April 2023 will equate to £6,000.

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

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

Services

We understand that mains electricity and water are installed however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£7,500 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

EPC

EPC commissioned

VAT

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

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

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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

