

Bradford Office

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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



TO LET

Prominent Town Centre Retail/Showroom Unit
534 sqft (50sqm)
Suitable for a variety of uses (S.T.P) to include Hairdressers,
Beauticians, Nail Bar etc



GUIDE RENT - £6,000 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***

**61 CAVENDISH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3RB**

61 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 floor retail unit situated within a popular shopping parade.

Accommodation

Internal

Ground Floor

Main retail area with display window
294 sqft 27 sqm

Leading to

Rear storeroom
24 sqft 2 sqm

First Floor

Treatment room
216 sqft 20 sqm

Leading to

Toilet facility

External

On street parking is available on certain sections of Cavendish Street.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £4,900
Uniform Business Rate for 2023/2024: £0.499

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

£6,000 per annum exclusive

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8677-8063-0109-0574-8113>

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

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