

TO LET

Ground Floor Retail Unit

with Storage & Preparation Areas suitable for a variety of uses
292 sqft (27 sqm)



GUIDE RENT - £5,950 PER ANNUM EXCLUSIVE

- **Low 'start up' costs**
- **No business rates to pay – subject to qualification ****
- **Prominent main road position**
- **Good access to all local amenities**
- **Suitable for a variety of uses – Sandwich Shop/Deli Bar, beauticians, nail bar, hairdressing salon, general retail and office uses**

**244 OAKWORTH ROAD, KEIGHLEY
WEST YORKSHIRE, BD21 1RB**

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Location

The subject property is prominently situated fronting Oakworth Road (B6143) with good access to all local amenities and lying approximately ½ of a mile from Keighley Town Centre.

Description

Ground floor self contained retail sales accommodation together with basement storage and preparation areas. Suitable for a variety of uses to include beauticians, hairdressers/barbers, nail bar, trade counter and general retail.

Accommodation

Internal

Ground Floor

Sales area with two large display windows
153 sqft 14 sqm

Basement

Preparation and storage areas
139 sqft 13 sqm

External

On street parking is available.

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: £2,700
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

Services

We understand that mains electricity and water are 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

Terms

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

Guide Rent

£5,950 per annum exclusive

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

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0447-3180-5817-7299-5400>

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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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.

