

# TO LET

Ground Floor Retail Unit  
extending to approximately 350 sqft (33 sqm)



## GUIDE RENT - £6,000 PER ANNUM EXCLUSIVE

- Town Centre position with good access to all local amenities
- Suitable for a variety of uses to include retail, showroom, beauticians, hairdressers, barbers, hot food takeaway (S.T.P)
- No business rates to pay – S.T.Q\*\*
- Low occupancy costs
- Lease incentives to include rent free periods may be available – please speak to the agents

**141 EAST PARADE, KEIGHLEY  
WEST YORKSHIRE, BD21 5HX**

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## Location

The subject property is prominently situated on East Parade (A6035), one of the main arterial routes through Keighley, having good access to all local amenities to include Keighley's Train and Bus Stations.

## Description

Ground floor open plan spacious accommodation, suitable for a variety of uses to include Hot Food Takeaway (S.T.P), beauticians/hairdressers/barbers and general retail. On street parking is available.

## Accommodation

### Internal

### Ground Floor

Open plan retail/showroom accommodation with large display windows

350 sqft            33 sqm

### Basement

Storage accommodation

## 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: £4,300  
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 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](mailto:planning.enquiries@bradford.gov.uk)

## 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.**

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0330-8392-3905-3002>

## 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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**[www.hayfieldrobinson.co.uk](http://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.**

