

# TO LET

Two Open Plan  
Retail / Showroom / Office Units  
446 sqft (41 sqm) & 463 sqft (43 sqm)



**GUIDE RENT - £7,000 PER ANNUM EXCLUSIVE  
PER UNIT**

- **Suitable for a variety of uses to include retail, showroom and office**
- **Highly visible main road location (A629)**
- **Lease incentives to include rent free periods may be available please speak to the agents.**
- **No business rates to pay S.T.Q**
- **Private Parking available (with 132 North Street)**

**130 & 132 NORTH STREET, KEIGHLEY, BD21 3AL**

# 130 & 132 NORTH STREET, KEIGHLEY, BD21 3AL

## Location

The properties are situated on the western fringe of Keighley Town Centre with frontage onto North Street, having good access to all local amenities.

On street parking is available nearby.

## Description

Self contained ground floor retail/showroom accommodation suitable for a wide variety of uses.

## Accommodation

### Internal

#### 130 North Street

##### Ground Floor

Open plan retail/showroom accommodation with display window leading to separate toilet facility

446 sqft          41 sqm

##### External

On street parking

#### 132 North Street - LET

##### Ground Floor

Open plan retail/showroom accommodation with display window leading to separate toilet facility

463 sqft          43 sqm

##### External

Private parking. On street parking is also available.

## Rateable Value

The properties will need to be assessed for business rate purposes upon occupation. We anticipate that the Rateable Value will be below the £12,000 threshold, therefore small business rate relief may be available.

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

£7,000 per annum per unit

**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

### 130 North Street

<https://find-energy-certificate.service.gov.uk/energy-certificate/9137-2200-3911-2588-4274>

### 132 North Street

<https://find-energy-certificate.service.gov.uk/energy-certificate/9966-8026-3842-2712-2522>

## 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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