

KEIGHLEY OFFICE

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Keighley BD21 2JT
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BRADFORD OFFICE

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**Hayfield
Robinson**
PROPERTY CONSULTANTS

TO LET

Compact Self Contained Retail Unit within
High Profile Grade II Listed Building
175 sqft (16 sqm)
Flexible '**All Inclusive**' Lease Terms



- **Low 'start up' costs**
- **No business rate liability – subject to qualification ****
- **Prominent Town Centre position with frontage onto the A629**
- **Available following high quality refurbishment**
- **Good access to all local amenities**
- **Suitable for a variety of uses – subject to the necessary planning approvals being obtained**

**3A HIGH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 2AB**

3A HIGH STREET, KEIGHLEY WEST YORKSHIRE, BD21 2AB

Location

The property is situated within Keighley Town Centre, fronting High Street, having good access to all local amenities.

Description

The accommodation comprises a small retail/kiosk style unit forming part of an historic high profile Grade II Listed building. Suitable for a variety of retail/commercial uses – subject to the necessary planning approvals being obtained.

Accommodation

Ground Floor

Compact retail sales area with display windows

175 sqft 16 sqm

Separate toilet facility

External

On street parking is available throughout a number of the adjoining side streets.

Services

We understand that all main services are 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.

Rateable Value

Following refurbishment the unit will need to be reassessed for business rates. It is likely that on completion of all the work the new rateable value will be below – Rateable Value less than £6,000. Subject to qualification **NO** business rates will be payable (2014/2015).

**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 situated at Keighley Town Hall, Bow Street, Keighley, BD21 3PA, 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

£5,200 per annum inclusive of all outgoing (with the exception of business rates **)

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.

Legal Costs

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

Energy Performance Certificate

It is understood that an EPC is not required given the property's Grade II Listing.

Further Information

Lisa Throupe or Lesley Scott at our
Keighley Office – 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk
lesley@hayfieldrobinson.co.uk
Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk
Justin Robinson – 07966 336617
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Or our Joint Agent

*Mark Brearley at Mark Brearley & Co
Tel: 01274 595999
Email: mark@markbrearley.co.uk*

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.

