

KEIGHLEY OFFICE

Temple Chambers, Russell Street,
Keighley BD21 2JT
Tel: 01535 600097 Fax: 01535 665975

BRADFORD OFFICE

2 Festival Square, Peckover Street,
Little Germany, Bradford BD1 5BD
Tel: 01274 744999 Fax: 01274 744949



Hayfield
Robinson
PROPERTY CONSULTANTS

FOR SALE/TO LET

High Quality Three Storey Office/Retail Accommodation
952 sqft (88 sqm)

Of interest to owner Occupiers and Investors
An opportunity not to be missed!



- Town Centre location
- Close to all local amenities to include Keighley bus and train stations
- No business rates to pay – subject to qualification**
- Last used as a Beauty Salon.
- Potential to split into two lettable units
- Great value for money
- Low start up costs – flexible lease terms/rent

**10 HENRY STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3DR**

10 HENRY STREET, KEIGHLEY WEST YORKSHIRE, BD21 3DR

Location

The property is situated within Keighley Town Centre being a short distance away from the Airedale Shopping Centre and Train and Bus Stations.

Description

The property comprises three storey end terrace accommodation which has recently undergone an extensive programme of refurbishment. The accommodation is arranged over ground and first floors together with basement providing additional office, storage and staff facilities. Externally there is a small yard to the rear of the building. There is on street parking available on Henry Street and adjoining side streets.

Last used as a Beauty Salon. In our opinion would suit a variety of retail/office based uses.

Accommodation

Ground Floor

Large open plan office (potential retail area and possible beauty salon accommodation)
296 sqft 28 sqm

First floor

Office accommodation
341 sqft 32 sqm

Basement

Office
Kitchen/staffroom
Toilet facilities
315 sqft 29sqm

External

Small yard to the rear. On street parking is available throughout certain sections of Henry Street and a number of the adjoining side streets.

Services

We understand that all main services are installed or available however we recommend that prospective tenants/purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Gas fired central heating is installed along with some UPVC double glazing.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2010 non domestic rating list as follows:

Description: Beauty Salon & Premises
Rateable Value: £5,500
Uniform Business Rate for 2014/2015: £0.471

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 situated at Keighley Town Hall, Bow Street, Keighley, BD21 3PA, Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

The property is available by way of a new lease with a period of years to be agreed.

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

Guide Rent

£6,500 per annum exclusive

Guide Price

£64,950

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. In the event of a sale each party will be responsible for their own legal costs incurred during the transaction.

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
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk



KEIGHLEY OFFICE

Temple Chambers, Russell Street,
Keighley BD21 2JT
Tel: 01535 600097 Fax: 01535 665975

BRADFORD OFFICE

2 Festival Square, Peckover Street,
Little Germany, Bradford BD1 5BD
Tel: 01274 744999 Fax: 01274 744949



**Hayfield
Robinson**
PROPERTY CONSULTANTS

Energy Performance Certificate

Non-Domestic Building



10, Henry Street
KEIGHLEY
BD21 3DR

Certificate Reference Number:
0930-6938-0350-3710-9040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **123** This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	121
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	124.16

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

71 If typical of the existing stock