

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 744999

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Superb Office Opportunity

Approximately 2,224 sqft (207 sqm)



- Location, Location, Location
- Outstanding Head Office opportunity
- Superb road side position
- Enclosed car park with electric gate
- Ready for immediate occupation

**133 SKIPTON ROAD, KEIGHLEY
WEST YORKSHIRE, BD21 3AU**

133 SKIPTON ROAD, KEIGHLEY WEST YORKSHIRE, BD21 3AU

Location

The property affords a superb location adjacent to North Street, highly visible and within walking distance of the Town Centre and its amenities including bus and rail stations.

The Aire Valley Road is easily accessible around a ¼ of a mile away.

A highly visible position affording excellent signage opportunity.

Description

133 Skipton Road represents a superb opportunity ideal for those seeking a prominent Head Office opportunity. Formerly the property was occupied by Keybury Fire & Security who for many years grew their business from the premises. Only a need for more sizeable accommodation has brought about their relocation within the Town.

The offices are planned over 3 floors plus a basement store area. The ground floor incorporates a principle entrance along with a series of offices, store rooms and kitchen/canteen. There is a further entrance to the rear of the building. The first floor incorporates further offices plus male and female wc accommodation. The second floor incorporates a further office.

The accommodation is complimented by gas central heating along with some air conditioning and upvc double glazing.

Externally there is an enclosed car park with electric gate providing space provision for 6/7 cars and bin storage. To the rear of the building there are two further car parking spaces.

Accommodation

Ground Floor

Entrance lobby extending to inner and rear lobby. Disabled access from the rear

Principal office incorporating private office within		
Office	455 sqft	42 sqm
Storage	162 sqft	15 sqm
Rear store	77 sqft	7 sqm
Inner store	36 sqft	3 sqm
Kitchen and canteen	46 sqft	4 sqm
	124 sqft	12 sqm

Basement

Basic storage cellars with limited headroom		
	295 sqft	27 sqm

First Floor

Landing area		
Male and female wc accommodation		
Principal office	541 sqft	50 sqm
Office	224 sqft	21 sqm

Second Floor

Office accommodation	264 sqft	25 sqm
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External

Enclosed car park to the front with space provision for 6/7 cars and bin storage. 2 further car parking spaces to the rear

Services

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

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: Office & Premises
Rateable Value: £10,500
Uniform Business Rate for 2015/2016: £0.480

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

Price

£265,000

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe at our Keighley Office
01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk



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EPC

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