

Bradford Office
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Little Germany
Bradford
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Ilkley Office
The Estate Office
10 Castle Yard
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LS29 9DT
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Keighley Office
Temple Chambers
Russell Street
Keighley
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01535 600097



FOR SALE

Spacious Retail Unit with Basement Storage
and Substantial 4 Bedroom Living Accommodation
Of interest to owner occupiers and investors



GUIDE PRICE - £150,000

- **Prime retail trading position**
- **Rare freehold opportunity**
- **Close to all local amenities to include Keighley's Bus & Train Stations**
- **Nearby occupiers include Pizza Hut, Sainsbury's, Aldi and Iceland**
- **No business rates to pay – subject to qualification***
- **Subject to obtaining the necessary planning approvals the existing 4 bedroom living accommodation could be converted into a series of one bedroom flats**

**18/18B CAVENDISH STREET, KEIGHLEY,
WEST YORKSHIRE, BD21 3RG**

18/18B CAVENDISH STREET, KEIGHLEY, WEST YORKSHIRE, BD21 3RG

Location

The subject property occupies an extremely prominent position on Cavendish Street having good access to all local amenities, with nearby occupiers including Pizza Hut, Sainsbury's, Skipton Building Society, Aldi and Iceland.

Description

The property comprises substantial retail and residential accommodation.

An early internal inspection is highly recommended to fully appreciate the spacious accommodation that is on offer.

Accommodation

Ground Floor

Retail/Showroom Unit

Spacious retail accommodation with large display window, rear office and ancillary accommodation
520 sqft 38 sqm

Basement

Large basement storage area to include small partitioned office/store, toilet facility comprising low suite and hand basin and additional storeroom
520 sqft 38 sqm (approx.)

Ground Floor

Ground floor rear entrance with staircase leading to living accommodation

First Floor

Dining kitchen with fitted base and wall units
187 sqft 17 sqm

Living room
221 sqft 21 sqm

Small storeroom

Second Floor

Bedroom
223 sqft 21 sqm

Bathroom to include low suite wc, pedestal toilet basin, bath and shower fitting
52 sqft 5 sqm

Bedroom
135 sqft 13 sqm

Third Floor

Bedroom
148 sqft 14 sqm

Bedroom
229 sqft 21 sqm

External

On street parking is available throughout sections of Cavendish Street.

Rateable Value and Council Tax

The property forms part of an assessment which includes the adjoining retail unit known as 20 Cavendish Street. On completion of a sale a new Rateable Value will need to be put in place.

*We anticipate the new Rateable Value will be below the '£12,000 threshold' and therefore subject to qualification small business rate relief could be applied. Please speak to the agents for details.

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.

Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

The residential accommodation (18B Cavendish Street) falls within Council Tax band: A

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

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.

Heating to the residential accommodation is provided via gas fired central heating radiators.

Guide Price

Offers in the region of £150,000

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 - 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

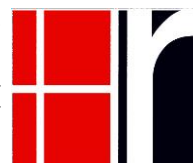
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Energy Performance Certificate

Non-Domestic Building



18 Cavendish Street
KEIGHLEY
BD21 3RG

Certificate Reference Number:
0498-0325-5930-1400-5803

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 89

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	88
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	73.11
Primary energy use (kWh/m ² per year):	432.44

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

81 If typical of the existing stock

Energy Performance Certificate



18b, Cavendish Street, KEIGHLEY, BD21 3RG

Dwelling type: Top-floor flat
Reference number: 8508-7222-5340-8600-8992
Date of assessment: 10 February 2018
Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 February 2018
Total floor area: 126 m²

Use this document to:

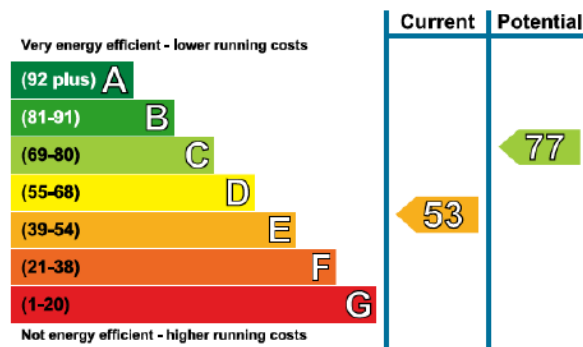
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,728
Over 3 years you could save	£ 2,544

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 243 over 3 years	
Heating	£ 3,987 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 4,728	£ 2,184	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,650
2 Internal or external wall insulation	£4,000 - £14,000	£ 492
3 Low energy lighting for all fixed outlets	£25	£ 147

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

