

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**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

Substantial Fully Let Town Centre Mixed Use  
Investment Opportunity

**Of Interest to Investors and Developers**



## Offers Invited

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley's bus and train stations and the ever popular Airedale Shopping Centre**
- **Fully let commercial and residential mixed use investment opportunity**
- **Currently generating £23,880 per annum exclusive**

**22 CAVENDISH STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 3RG**

# 22 CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RG

## Location

The property occupies an extremely prominent position towards the lower end of this parade of similar properties under the glass canopy on the favoured side of Cavendish Street. Nearby occupiers include Pizza Hut and Sainsbury's.

## Description

The subject property comprises a substantial stone built mid-terraced retail unit with upper floor living accommodation.

## Accommodation

### Ground Floor

Ground floor retail accommodation with storage and ancillary areas

### Basement

Storage accommodation with storage facilities

### First Floor

#### **Bedsit 1**

To include shower room with low suite wc, shower cubicle and pedestal toilet basin. Bedsitting room with small kitchenette.

#### **Bedsit 2**

To include shower room with low suite wc, shower cubicle and pedestal toilet basin. Bedsitting room with small kitchenette.

### Second Floor

#### **Flat known as number 3**

To include dining kitchen with fitted base and wall units, bathroom comprising shower cubicle, bath, high level wc and pedestal toilet basin. Bedroom.

### Third Floor

#### **Flat known as number 4**

To include dining kitchen with fitted base and wall units, shower room comprising shower cubicle, low level wc and pedestal toilet basin. Bedroom.

## 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/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Shop & Premises  
Rateable Value: £6,700  
Uniform Business Rate for 2017/2018: £0.466

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

We have further been informed via the Valuation Office Agency Website that the residential elements of accommodation fall within Council Band: A

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Tenancies

The retail unit is let by way of a 5 year lease at a passing rent equal to £7,500 per annum exclusive which commenced in December 2012.

#### Flat 1

Let from the 13<sup>th</sup> December 2014 at £80 per week.

#### Flat 2

Let from the 19<sup>th</sup> October 2014 at £80 per week.

#### Flat 3

Let from the 15<sup>th</sup> January 2015 at £80 per week.

#### Flat 4

Let from the 20<sup>th</sup> August 2013 at £75 per week.

Copies of leases/agreements are available for inspection at the agents office.

## Guide Price

Offers invited

## 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](mailto:lisa@hayfieldrobinson.co.uk)  
Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)  
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

## EPC

As the premises are listed we have been informed that an EPC is not required.

