

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



**Hayfield
Robinson**
™ PROPERTY CONSULTANTS

FOR SALE

Superb Commercial/Industrial Unit
with potential Trade Counter Facility
and Private Parking
2,655 sqft (247sqm)



GUIDE PRICE - £250,000

- **Rare freehold opportunity**
- **Internal inspection recommended**
- **Suitable for a variety of trade counter and commercial/industrial occupiers**
- **Located on the highly regarded Valley Road Business Park**
- **Good access to all local amenities – lying close to the Aire Valley Trunk Road**
- ****No business rates to pay – S.T.Q**

**UNIT 3 VALLEY ROAD BUSINESS PARK, VALLEY ROAD,
KEIGHLEY, WEST YORKSHIRE, BD21 4LZ**

UNIT 3 VALLEY ROAD BUSINESS PARK, VALLEY ROAD, KEIGHLEY, WEST YORKSHIRE, BD21 4LZ

Location

The property is situated on the ever popular Valley Road Business Park which has good access to all local amenities and lies close to the Aire Valley Trunk Road. Bradford is a little over 10 miles to the South East and Skipton 8 miles to the North.

Description

Modern single storey warehouse/works accommodation with trade counter potential, together with small office accommodation.

To the front of the property there is a surfaced car park/yard which provides an off street private car parking facility for 6 cars. On street parking is also available.

Accommodation

Internal

Ground Floor

Ground floor warehouse/works accommodation to include;

Reception lobby leading to
Private office
Separate toilet facility
Open plan warehouse/works accommodation

Gross internal floor area 2,655 sqft 247 sqm

Mezzanine

Mezzanine storage area 275 sqft 26 sqm

External

Parking to the front for approximately 6 cars

Rateable Value

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: Warehouse & Premises
Rateable Value: £11,750
Uniform Business Rate for 2019/2020: £0.491

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

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.

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

Guide Price

£250,000

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

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.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.



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



Energy Performance Certificate

Non-Domestic Building



Unit 3
Valley Road
KEIGHLEY
BD21 4LZ

Certificate Reference Number:
9579-3047-0271-0300-1895

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

72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 268
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 72.62

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

71

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.