

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

Spacious Enclosed Yard
together with Office and Storage accommodation
Total Site Area 0.25 of an Acre (approx.)



EXISTING M&G STONE LIMITED BUSINESS UNAFFECTED. M&G STONE WILL STILL REMAIN ON PART OF THE SITE THAT IS NOT SUBJECT TO THE CURRENT SALE

GUIDE PRICE - £225,000

- **Situated just off Worth Way (A6035) in an established commercial part of Keighley with good access to all local amenities**
- **Rare freehold opportunity**
- **Suitable for a variety of uses – subject to the necessary planning approvals being obtained**
- **No business rates to pay – subject to qualification****
- **Of interest to owner occupiers, investors and developers**

ALKINCOTE STREET, KEIGHLEY, BD21 5JT

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Location

The property is situated on the fringe of Keighley Town Centre, within an established commercial area having good access to all local amenities.

Description

Spacious enclosed yard together with office and storage accommodation. Total site area 0.25 of an Acre (approximately). Gated vehicular access is provided from Alkincote Street. On street parking is available throughout Alkincote Street and a number of the adjoining side streets

Accommodation

Detached Office and Ancillary Accommodation

Internal

Ground Floor

Reception leading to;
Private office
Large store room
Canteen
Toilet facilities

1,116 sqft 104 sqm

As well as the above accommodation there is a large basement/lower ground floor storage facility

External

Spacious storage yard with a lean-to covered storage facility. Gated vehicular access is provided from Alkincote Street.

Rateable Value

The Rateable Value forms part of a larger assessment and will need to be reassessed upon occupation. We are of the opinion that the Rateable Value is likely to be below the £12,000 Rateable Value threshold and therefore subject to qualification Small Business Rate Relief may be apply.

All interested parties must make their own business rate enquires and satisfactory themselves to the exact business rate 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 readily 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

£225,000

VAT

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

EPC

EPC commissioned

Legal Costs

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

Further Information

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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.

