

**Bradford Office**  
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BD1 5BD  
01274 398729

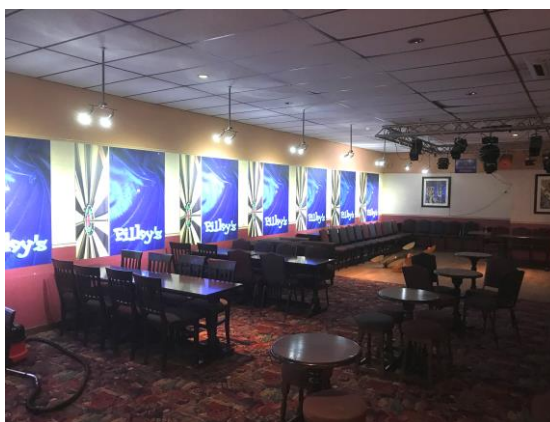
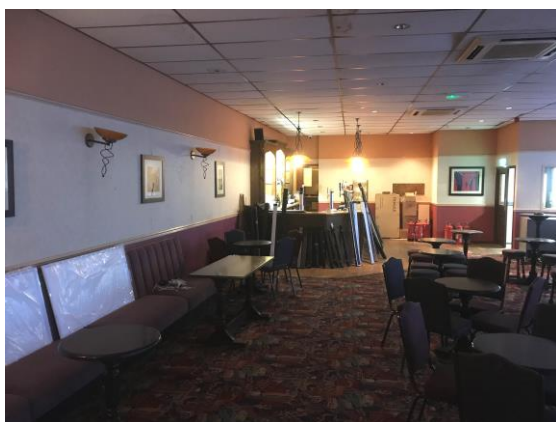
**Ilkley Office**  
The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**  
Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Existing Function Room Accommodation  
(to include first floor flat, office and storage accommodation)  
3,000 sqft (279 sqm)



**Pilkys Sports Club & Bar – business NOT affected**

**GUIDE RENT - £17,500 PER ANNUM EXCLUSIVE**

- Suitable for a variety of uses falling within Use Class E, to include retail, restaurant/cafes, financial/professional services, sport/recreation uses, medical/health services, creches/nurseries, offices\*
- Situated within an established commercial area of Keighley having good access to all local amenities
- Reduced business rate liability\*\* - subject to qualification

**HEBER STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 5JU**

# HEBER STREET, KEIGHLEY WEST YORKSHIRE, BD21 5JU

## Location

The subject property lies on the fringe of Keighley Town Centre within an established commercial area with good access to all local amenities.

## Description

The subject property currently forms part of the Pilky Sports Club & Bar leisure complex. At present the accommodation is laid out to function room with bar but in our opinion could be used for a variety of uses. At first floor level there is a flat and ancillary office/storage accommodation. The Gross Internal Floor Area extends to approximately 3,000 sqft (279 sqm)

## Accommodation

### Internal

#### Ground Floor

Entrance lobby leading to existing function room and ancillary accommodation. This area of accommodation is installed with a separate loading door.

2,000 sqft approx.      186 sqm

#### First Floor

First floor accommodation comprising one/two bedroom flat, office and ancillary accommodation

1,000 sqft approx..      93 sqm

### External

On street parking is available close by.

## Rateable Value

The available accommodation forms part of a larger assessment and will therefore need to be reassessed upon occupation.

**\*\*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.

As mentioned above the property forms part of a larger section of accommodation. Once occupied the services will need to be assessed – either

split/separately metered or separate sub-meters installed. Further discussion on the service provision can be discussed at a later date.

The property is installed with air conditioning units.

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

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£17,500 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

## VAT

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

## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0010-0338-2439-7491-1006>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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