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TO LET

Former ATS Tyres/Vehicle Maintenance Centre now suitable for Trade Counter, Works, Garage, Showroom (S.T.P)
4,250 sqft (395 sqm)



GUIDE RENT - £25,000 PER ANNUM EXCLUSIVE

- **Prominent roadside position**
- **Existing workshop with two servicing bays – suitable for a wide range of alternative uses (S.T.P)**
- **Good access to all local amenities**
- **Large display forecourt and private parking**

69 – 73 BRADFORD ROAD, RIDDLESDEN, KEIGHLEY, WEST YORKSHIRE, BD21 4HA

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Location

The property is situated on Bradford Road (B6265) within the Riddlesden District of Keighley having good access to all local amenities.

Description

The available accommodation offers a part single and part two storey works, warehouse and store facility together with a large display forecourt and car park.

Accommodation

Internal

Ground Floor

Reception/trade counter, works/garage and ancillary areas

3,050 sqft 283 sqm

First Floor

Storage with ancillary areas

1,200 sqft 111 sqm

NB: Additional second and third floor accommodation extending to approximately 1,500 sqft (139 sqm) could be made available

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: Tyre and Exhaust Centre & Premises
Rateable Value: £21,250
Uniform Business Rate for 2021/2022: £0.499

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.

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

Terms

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

Guide Rent

£25,000 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/4703-2030-2491-1689-1611>

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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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.

