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TO LET

Ground Floor Self Contained Retail/Commercial unit
Last used as a 'Hot Food Takeaway'



GUIDE RENT - £10,000 PER ANNUM EXCLUSIVE

- **Ground floor 'hot food' takeaway accommodation**
- **Good access to all local amenities**
- **Prominent trading positing fronting Church Street and South Street (A629)**
- **Suitable for a range of other retail/showroom and commercial uses**
- **No business rates to pay – S.T.Q****

**63 CHURCH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 5HT**

63 CHURCH STREET, KEIGHLEY WEST YORKSHIRE, BD21 5HT

Location

The property affords a busy trading position within the Conservation Area and central shopping area close to Church Green. All town centre amenities including bus and rail stations are within walking distance. On street car parking is available.

Description

Ground floor self contained retail/commercial unit with lower ground floor/basement storage, preparation area and toilet facility. **Last used as a 'hot food' takeaway.**

Accommodation

Internal

Ground Floor

Hot Food Takeaway to include; waiting area with serving counter leading to rear kitchen and preparation area

Basement

Preparation area, storage and toilet facility

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: Shop & Premises
Rateable Value: £3,250
Uniform Business Rate for 2022/2023: £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.

****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

Terms

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

Guide Rent

£10,000 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/9374-3008-0756-0100-9721>

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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