

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



TO LET

Spacious Showroom and Storage Accommodation
extending to approximately 3,335 sqft (310 sqm)



GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE

- **Prominent location having frontage on to Worth Way (A6035)**
- **Suitable for a variety of uses (S.T.P) to include showroom/retail, gym/leisure, dance studio, community uses**
- **Prominent showroom accommodation planned over 4 floors**
- **Reduced business rate liability available** (subject to small business rate relief qualification)**

**UNIT 1 PARKWAY HOUSE, WORTH WAY, KEIGHLEY
WEST YORKSHIRE, BD21 5LD**

UNIT 1 PARKWAY HOUSE, WORTH WAY, KEIGHLEY WEST YORKSHIRE, BD21 5LD

Location

The property is prominently positioned on Worth Way (A6035) one of the main arterial routes through the Town and has good access to all local amenities.

Description

The property offers showroom and storage accommodation planned over 4 floors. Parking is available.

In our opinion the property is suitable for a variety of uses (S.T.P) to include showroom/retail, gym/leisure, dance studio, community uses

Accommodation

Internal

Ground Floor

Showroom with large display windows and toilet facility

941 sqft 87 sqm

First Floor

Showroom with small office and kitchen

934 sqft 87 sqm

Second Floor

Showroom and storage accommodation

1,251 sqft 116 sqm

Third Floor

Storage accommodation

208 sqft 19 sqm

External

Parking is available close by

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Unit 1 & Pt Unit 4, Parkway House, Worth Way,

Description: Showroom & Premises

Rateable Value: £13,500

Uniform Business Rate for 2023/2024: £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

£15,000 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.service.gov.uk/energy-certificate/3798-2502-0695-8797-3409>

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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