

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

Two Storey Commercial/Business Unit
with Spacious Surfaced, Enclosed Yard and Private Parking
8,500 sqft (790 sqm)



GUIDE PRICE REDUCED - £795,000

- **Rare freehold opportunity – not too be missed**
- **Spacious yard and private parking**
- **Excellent sought after business park close to the Aire Valley Road**
- **Suitable for a variety of commercial uses to include trade counter/showroom**
- **Of interest to owner occupiers and investors**
- **Early internal inspection highly recommended to fully appreciate the quality of accommodation on offer**

**CLARA HOUSE, WORTH ENTERPRISE PARK, VALLEY ROAD,
KEIGHLEY, BD21 4LN**

CLARA HOUSE, WORTH ENTERPRISE PARK, VALLEY ROAD, KEIGHLEY, BD21 4LN

Location

Worth Enterprise Park is situated immediately off Valley Road which is situated to the north west of Keighley town centre close to the A650 having excellent access to all local amenities.

Description

Two storey commercial/business unit offering works, warehouse and office accommodation together with private parking and large enclosed yard.

Accommodation

Internal

Ground Floor

Entrance lobby and reception leading to works, warehouse, office, kitchen and toilet facilities. Loading access into the works accommodation is provided via a roller shutter loading door

4,250 sqft 395 sqm

First Floor

Office accommodation to include a range of partitioned offices and meeting rooms together with kitchen, works and toilet facilities.

4,250 sqft 395 sqm

External

Spacious surfaced, enclosed yard and private parking

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:

Description: Workshop & Premises
Rateable Value: £40,250
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.

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

Guide Price

REDUCED £795,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8560-3279-6043-8691-8406>

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

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.



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