

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
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TO LET

Three Storey (plus Basement) Terrace Property
Last used as a Mirco Pub with Ancillary Offices
Extending to approximately 2,186 sqft (203 sqm)



GUIDE RENT - £7,500 PER ANNUM EXCLUSIVE

- **Town Centre location having good access to all local amenities**
- **No business rates to pay – S.T.Q****
- **Suitable for a variety of uses to include retail, office, community, leisure, bar/micro pub – S.T.P**
- **Lease incentives to include rent free periods may be available – please speak to the agents***
- **Low 'start up'/running costs**

**3 SCOTT STREET, KEIGHLEY
WEST YORKSHIRE, BD21 2JJ**

3 SCOTT STREET, KEIGHLEY WEST YORKSHIRE, BD21 2JJ

Location

The property is situated within Keighley Town Centre fronting onto Scott Street, having good access to all local amenities.

On street parking is available close by.

Description

3 Scott Street forms a stone built terrace property with accommodation planned over three floors plus basement. In our opinion the accommodation is suitable for a range of uses to include retail, office, community, leisure, bar/micro pub (S.T.P).

Accommodation

Internal

Ground Floor

Former Bar and seating area
585 sqft 54 sqft

First Floor

Offices and toilet facilities
682 sqft 63 sqm

Second Floor

Former living area to include lounge/kitchen and shower cubicle
289 sqft 27 sqm

Basement

Storage accommodation (last used as a beer cellar)
630 sqft 59 sqm

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: Offices and premises
Rateable Value: £6,700
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

£7,500 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.service.gov.uk/energy-certificate/0391-0718-2530-2800-9103>

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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