

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Single Storey Works/Warehouse Premises  
with Storage and Office Facility  
3,308 sqft (307 sqm)\*



**DUE TO RELOCATION/BUSINESS NOT AFFECTED**

**GUIDE PRICE - REDUCED - £300,000**

- **Rare freehold opportunity**
- **Suitable for a variety of commercial uses**
- **No business rates to pay (S.T.Q) \*\***
- **Yard area and private car park**
- **Close to all local amenities**

**WORKSHOP/WAREHOUSE PREMISES, RUSSELL SREET,  
KEIGHLEY, WEST YORKSHIRE, BD21 2LA**

# WORKSHOP/WAREHOUSE PREMISES, RUSSELL SREET, KEIGHLEY, WEST YORKSHIRE, BD21 2LA

## Location

The property is conveniently located on the fringe of Keighley's town centre within easy walking distance of all amenities. Skipton is approximately 8 miles to the north, with Bradford a further 12 miles to the south which are both easily accessible by road and rail.

## Description

The subject property comprises a single storey industrial unit with steel trussed roof, clad with profiled plastisol coated metal decking. Vehicular access into the unit is provided by two roller shutter loading doors. Internally there is a private office, kitchenette, reception and toilet facility. To the front of the unit there is private parking for 4 cars.

## Accommodation

### Internal

#### Ground Floor

Open plan works/warehouse accommodation together with private office, reception, kitchen and toilet facility

2,828 sqft      263 sqm

An additional storage facility is provided by three storage containers that have been incorporated into the structure of the building.

#### Total floor area

480 sqft      45 sqm

#### Total useable accommodation

**\*3,308 sqft      307 sqm**

### External

Off street parking for approximately 4 cars to the front. On street parking is also available closeby.

## 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: Warehouse & Premises  
Rateable Value: £9,800  
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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

**REDUCED** £300,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0955-5212-8972-0754-1007>

## 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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