

FOR SALE

Single Storey Warehouse Accommodation
with Small Yard
3,572 sqft (332 sqm)



GUIDE PRICE - £250,000

- **Rare freehold opportunity**
- **Manufacturing or storage use**
- **Good access to all local amenities**

DALTON LANE, KEIGHLEY, WEST YORKSHIRE, BD21 4JU

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Location

The property is situated within an established commercial/industrial area lying approximately ¼ of a mile East of Keighley Town Centre, having reasonable access to all local amenities and the A650 Aire Valley Road.

Description

The property comprises single storey industrial accommodation with roller shutter access door. To the rear of the works/storage accommodation is a further access door which gives way to a small rear yard area. Beyond the principal accommodation there is a partitioned office, wc facility and further attached store building.

Externally there is loading access and a small rear yard. Nearby on street parking is available.

Accommodation

Internal

Ground Floor

Single storey industrial accommodation with office and WC facility

Overall measurement		
118'5" x 28'4"	3,355 sqft	312 sqm

Plus 17'4" x 12'6"	217 sqft	20 sqm
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External

Small yard area to the rear

Rateable Value

The property currently forms part of a larger assessment and will need reassessing upon occupation.

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.

**Depending on the new Rateable Value small business rate relief may be available. 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

Guide Price

£250,000

VAT

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

EPC

EPC commissioned

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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