

TO LET

Superb Second Floor Office Accommodation
1,870 sqft (174 sqm)
together with a Private Car Parking Facility**



GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE

- **Internal inspection highly recommended**
- **Private car park**
- **Good access to all the Town Centre facilities to include Airedale Shopping Centre, Keighley College and Bus and Train Stations**
- **Feature ground floor reception area with passenger lift serving ground, first and second floors**

**SECOND FLOOR, SHAN HOUSE, 80/86 NORTH STREET,
KEIGHLEY, WEST YORKSHIRE, BD21 3AF**

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Location

Shan House occupies a high profile position within the centre of Keighley, with frontage on to North Street and Alice Street. North Street (A629) forms one of the main arterial routes through the Town. The building has good access to all local amenities to include the Airedale Shopping Centre, Keighley Bus and Train Stations and Keighley college.

Description

Office accommodation offering a superb open plan working environment. Private car parking facility. On street parking is available throughout a number of the adjoining side streets and to the front of the property on North Street.

Accommodation

Ground Floor

Ground floor feature reception area

Second Floor

3 large open plan offices

1,870 sqft 181 sqm

Ladies and gents toilet facilities

kitchenette and storeroom

External

** for further details on the parking please speak to the agents.

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:

Right Hand Side Office

Description: Offices & Premises
Rateable Value: £8,700
Uniform Business Rate for 2023/2024: £0.499

Left Hand Side Office

Description: Offices & Premises
Rateable Value: £7,600
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

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.

Service Charge

A service charge is implemented. For further details 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/7377-6326-8886-4369-0665>

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

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

