

TO LET

Open Plan Second Floor Office Accommodation
751 sqft (70 sqm)
together with Private Car Parking**



GUIDE RENT - £6,500 PER ANNUM EXCLUSIVE

- **Internal inspection highly recommended**
- **Open plan office environment**
- **Private car park ****
- **Prominent position in the centre of Keighley**
- **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**
- **No business rates to pay (S.T.Q)***

**SUITE 1, 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 (LHS when viewed from North Street)

Open plan office accommodation

751 sqft 70 sqm

Shared Ladies and gents toilet facilities

Shared 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:

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.

*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

£6,500 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

