

TO LET

May Sell

Substantial Retail/Office Accommodation
with useful basement storage
extending to approximately 1,664 sqft (155 sqm)



GUIDE RENT - £12,000 PER ANNUM EXCLUSIVE
GUIDE PRICE - £175,000

- **Close to all Town Centre amenities**
- **Suitable for a variety of uses (S.T.P)**
- **No business rates to pay – subject to qualification****

9 DEVONSHIRE STREET, KEIGHLEY
WEST YORKSHIRE, BD21 2BH

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Location

The property is situated on the western fringe of Keighley Town Centre within walking distance of the Town Centre and its amenities. Nearby occupiers include Waddington Turner Wall (Solicitors) and Howarth & Hollings (Solicitors).

Description

Four storey stone built terrace accommodation suitable for a variety of uses.

Accommodation

Internal

Ground Floor

Entrance lobby leading to;
Open plan retail area with display windows (currently used as a hairdressing salon)
Separate toilet facility
665 sqft 62 sqm

First Floor

Kitchen and toilet facility
Four separate treatment rooms/consulting rooms/office
665 sqft 62 sqm

Second floor

Open plan office/consulting room
334 sqft 31 sqm

Basement

Basement storage accommodation

External

On street parking is available

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: Hair salon & premises
Rateable Value: £8,400
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

£12,000 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

Guide Price

£175,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8297-2957-2993-1411-5693>

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. In the event of a sale then each party will be responsible for their own legal costs incurred.

Further Information

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