

Preliminary Details

FOR SALE/TO LET

Substantial Three Storey Detached Office/Showroom/Retail
Premises with Large Private Car Park
2,650 sqft (246 sqm)



GUIDE PRICE - £400,000 (as a whole)
GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE
(relating to the ground and first floors)

- **Rare freehold town centre opportunity**
- **Adjacent to Morrisons Supermarket**
- **Large private parking area**
- **Ground and first floor accommodation 1,780 sqft (165 sqm)**
- **Suitable for a variety of commercial uses (S.T.P)**
- **Substantial internal refurbishment work implemented during recent years**
- **Subject property offers a number of commercial/residential development options (S.T.P)**
- **With reference to a letting the lower ground floor and basement may also be available**
- **Reduced business rate liability (S.T.Q) may apply please speak to the agents ****
- **Early inspection recommended**

38 MARKET STREET, KEIGHLEY, BD21 5AD

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Location

The subject accommodation occupies a prominent position on Market Street within Keighley, having good access to all local amenities to include the Town's Bus and Railway Stations. Nearby occupiers include Keighley Indoor Market, Morrisons Supermarket, William Hill, Nationwide Building Society, Subway Food Outlet and Farmfoods.

Description

Three storey detached predominantly stone built commercial property with spacious private car park.

Accommodation

Internal

Ground Floor

Open plan office/retail accommodation with separate office, kitchen and toilet facility

890 sqft 83 sqm (approx.)

First Floor

Open plan high quality office accommodation with separate toilet facility

890 sqft 83 sqm (approx.)

Basement

Storage and workshop accommodation

870 sqft 81 sqm (approx.)

External

Large rear car park. 6 spaces will be included with the letting of the ground and first floors. Additional parking could be made 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: Offices & Premises
Rateable Value: £7,700
Uniform Business Rate for 2023/2024: £0.499

Description: Car Park & Premises
Rateable Value: £4,000
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 (relating to the ground and first floors)

£20,000 per annum exclusive

With reference to a letting the lower ground floor and basement may also be available.

Guide Price (as a whole)

£400,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3639-8632-6666-4602-5196>

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 incoming 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 during the transaction.

Further Information

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