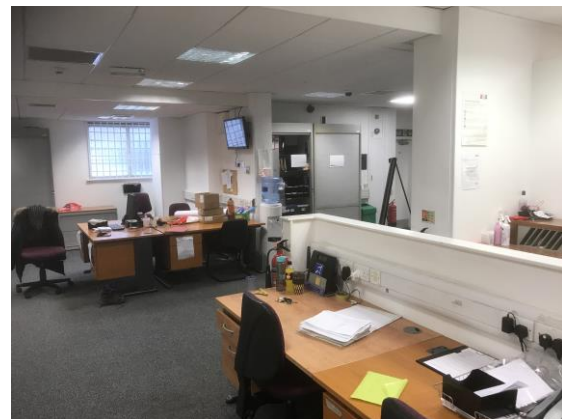
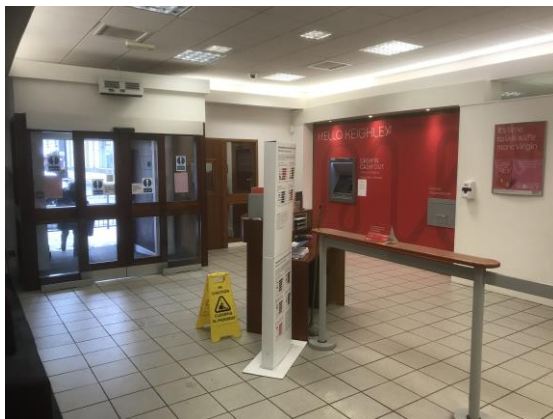


TO LET

Substantial Ground Floor Accommodation last used as a Banking Hall with ancillary areas, extending in total to approximately 3,250 sqft (302 sqm)



GUIDE RENT – £30,000 PER ANNUM EXCLUSIVE

- **Suitable for a variety of uses to include retail, showroom and restaurant (S.T.P)**
- **Nearby occupiers to include Barclays Bank, Natwest, Dacre Son & Hartley – Estate Agents and Holroyds – Estate Agents**
- **Highly visible main road location (A629)**
- **Private parking available ****

**73 NORTH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3RZ**

73 NORTH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RZ

Location

The property is situated on the western fringe of Keighley Town Centre adjacent to North Street a busy route through the Town. The property is highly visible and lies within the Towns central shopping area and conservation area.

On street parking is available nearby.

Description

Substantial premises offering ground floor accommodation with first floor ancillary areas and toilets. In our opinion suitable for alternative uses such as retail, showroom and restaurant uses (S.T.P).

Accommodation

Ground Floor

Existing banking Hall with ancillary accommodation to include a range of partitioned offices, general office and storeroom.

2,750 sqft 255 sqm

First Floor

Canteen accommodation with kitchen facilities, ladies and gents toilet facilities and additional storage areas

450 sqft 42 sqm

External

Private parking for 2 cars. Additional on street parking is available close by.

** For further information on the full availability of the private car parking spaces 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: Banking & Premises
Rateable Value: £30,250
Uniform Business Rate for 2023/2024: £0.499

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

£30,000 per annum exclusive

VAT

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

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.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9703-5397-9190-6156-4513>

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation.

Further Information

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www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

