Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



# TO LET Single Office Available on All Inclusive Rent



- Single first floor office with parking
- All inclusive rent with easy 'in out' terms
- Prominent central position at the head of the historic cobbled Haworth Main Street
- Parking space available

## 2-4 WEST LANE, HAWORTH WEST YORKSHIRE, BD22 8DU

www.hayfieldrobinson.co.uk

## 2-4 WEST LANE, HAWORTH WEST YORKSHIRE, BD22 8DU

#### Location

The subject property occupies a prominent position at the head of the historic cobbled Haworth Main Street. The property is only a short walk from Haworth Church, the Bronte Parsonage as well as a number of other tourist attractions.

Nearby occupiers include various cafes and small independent shops.

#### Description

Basic first floor office accommodation offering a single room and having the benefit of shard kitchen and toilet facilities. To the front is a paved forecourt offering a parking space.

#### Accommodation

#### **First Floor**

First floor office room

143 sqft 13 sqm

#### Services

The property is let on an all inclusive basis including heating, lighting, power and business rates but excluding telephone costs and call charges.

#### Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: <u>planning.enquiries@bradford.gov.uk</u>

#### Terms

The office suite is available by way of flexible terms to be agreed.

#### Rent

£80 per week inclusive

#### VAT

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

#### EPC

https://find-energy-certificate.service.gov.uk/energycertificate/6797-2253-8633-9941-3077

#### 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

Each party will be responsible for their own legal costs incurred during the transaction.



#### **Further Information**

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

Lee Bilbrough – 07966 336618 lee@hayfieldrobinson.co.uk

lan Hayfield – 07966 336616 ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

### 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.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

