

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Single Storey Works Unit with Parking
338 sqft (31 sqm)



**COMMENCING RENT - £6,760 PER ANNUM EXCLUSIVE
(£130 per week)**

- **Prime main road position**
- **Electric roller shutter**
- **Parking to the front**
- **Immediately available**
- **No business rates to pay – subject to qualification****

**UNIT 1, AT 10 QUEEN STREET
BAILDON, BD17 6AF**

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Location

The subject property fronts onto Baildon Road and Queen Street in Baildon and is located approximately 1 mile of Shipley Town Centre.

The property has good access to all local amenities to include Shipley's bus and train stations. Nearby occupiers include Tesco Convenience Store, B&M KFC Restaurant/Takeaway and Alan Jeffries BMW Motorcycle Showroom.

Description

The property comprises single storey accommodation incorporating workshop with roller shutter access door and separate personnel door. There is a small kitchen and wc off.

Externally there is immediate parking to the front.

Accommodation

Internal

Ground Floor

Single storey works accommodation

279 sqft 26 sqm

Leading to small kitchen and wc

59 sqft 5 sqm

External

Parking to the front

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: Vehicle repair workshop and premises
Rateable Value: £3,150
Uniform Business Rate for 2023/2024: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

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

£6,760 per annum exclusive (£130 per week)

A bond equal to £500 is payable at the commencement of the lease and held by the landlord during the duration of the term.

VAT

There is no VAT payable on the rent.

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

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