Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



**TOLET** 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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