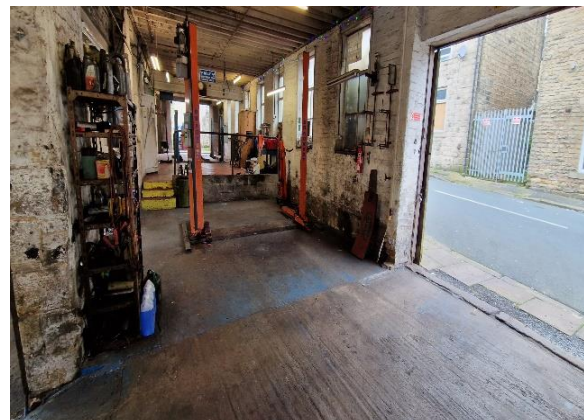


TO LET

Substantial Part Single and Part Two Storey Garage & Works
Accommodation with Ancillary Storage Areas,
extending to approximately 5,580 sqft (518 sqm)
with Enclosed Yard/Car Park



GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE

- Last used as a fully operational garage/workshop facility
- No business rate liability – subject to qualification**
- Last occupied by Apsley Autos, an established vehicle repair workshop

**36 APSLEY STREET, KEIGHLEY
WEST YORKSHIRE, BD21 1ED**

36 APSLEY STREET, KEIGHLEY WEST YORKSHIRE, BD21 1ED

Location

The property situated to the immediate south of Keighley town centre – around ½ a mile from the town centre itself, having good access to all local amenities.

Description

The subject forms both single and two storey works and garage accommodation extending to approximately 5,580 sqft (518 sqm). Vehicular access into the ground floor workshop and garage is provided via two slide-a-side loading doors that front on to both Rutland Street and Apsley Street. In addition there is an enclosed yard/car park. On street parking is available throughout Rutland Street, Apsley Street, Victoria Road and adjoining side streets.

Accommodation

Ground Floor

Works and garage accommodation to include ancillary areas. Vehicular access into the garage is provided via two slide-a-side loading doors which front on to both Rutland Street and Apsley Street
2,992 sqft **278 sqm**

First Floor

Storage and ancillary accommodation to include toilet facility
2,544 sqft **236 sqm**

External

On street parking and enclosed yard/car park with vehicular access directly off Apsley Street.

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: £11,500
Uniform Business Rate for 2024/2025: £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

£20,000 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3555-4315-0174-3467-0287>

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

