

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Works/Storage Accommodation with Car Parking
830 sqft (77 sqm)



RENT - £7,500 PER ANNUM EXCLUSIVE

- **Open plan works/storage**
- **No business rates to pay – subject to qualification****
- **Flexible terms**
- **Popular industrial estate**

**UNIT 2B, HOWDEN HALL INDUSTRIAL ESTATE
SILSDEN, NR KEIGHLEY, BD20 0HJ**

UNIT 2B, HOWDEN HALL INDUSTRIAL ESTATE SILSDEN, NR KEIGHLEY, BD20 0HJ

Location

The subject property is situated within the waterside area of Silsden approximately ¼ mile from the Town Centre. Silsden itself has all the amenities you would expect for a Town of this size and it is conveniently positioned approximately half way between the larger towns of Keighley and Skipton.

Description

Unit 2B forms part of this compact yet pleasant commercial estate offering a variety of works, office and storage units. This single storey unit is of brick construction under a flat roof and benefits from good vehicular access and ample parking. The unit has concrete floors throughout. Access is via both roller shutter and pedestrian doors.

Accommodation

Internal

Ground Floor

Open plan works/warehousing with toilet facility

828 sqft 77 sqm

External

Unsurfaced yard area offering private parking for approximately 3 cars

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: Workshop & Premises
Rateable Value: £5,000
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.

Rent

£7,500 per annum exclusive

A security deposit equal to £1,250 will also be payable upon commencement of the lease

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9990-5936-0313-6470-6084>

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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