

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 2024/2025: £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](mailto: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

Lisa Throupe 01535 600097/07966 300501  
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Justin Robinson – 07966 336617  
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**[www.hayfieldrobinson.co.uk](http://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.

