

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Business, Retail, Commercial Unit with Parking
315 sqft (29 sqm)



GUIDE RENT - £6,000 PER ANNUM EXCLUSIVE

- Ideal for a variety of uses falling within Use Class E to include – Beauticians, Hairdressers, retail/showroom and office
- Situated in the popular Village of Haworth
- No business rates to pay – S.T.Q
- Open plan accommodation with kitchen and wc
- Private parking facility

**BRIDGEHOUSE MILLS, RIVER VIEW, BRIDGEHOUSE LANE
HAWORTH, WEST YORKSHIRE, BD22 8PA**

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Location

The property is situated immediately off Bridgehouse Lane in the popular village of Haworth.

Haworth is well renowned and a popular tourist destination owing to its' association with the Bronte sisters and preserved heritage railway.

Keighley town centre is located approximately 4.5 miles to the North East via the A629. Bradford city centre is located approximately 10 miles to the East via the B6144.

Description

The premises are under the original mill archway via an impressive, glazed entrance door. The office has been finished to a high standard with carpet and modern lighting throughout. A modern kitchen offers under-counter cupboard storage and space for a fridge along with wc facilities. Externally 3 car parking spaces are provided to the rear of the property.

Accommodation

Internal

Ground Floor

Open plan office/retail accommodation with kitchen, store and wc

315 sqft 29 sqm

External

3 allocated car parking spaces

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: Office & Premises

Rateable Value: £3,050

Uniform Business Rate for 2025/2026: £0.499

****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

£6,000 per annum exclusive, plus service charge

VAT

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

EPC

EPC commissioned

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.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

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

Further Information

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