

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Prominent Retail Unit with Large Display Windows
1,131 sqft (105 sqm)



GUIDE RENT - £18,000 PER ANNUM EXCLUSIVE

- Superb position within Keighley Town Centre lying close to the Airedale Shopping Centre and all local amenities
- Suitable for a variety of uses including consulting rooms, beauticians, financial/professional services – subject to confirmation
- LED lighting and air conditioning
- Recently refurbished to a high standard

62-64 LOW STREET, KEIGHLEY BD21 3PZ

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Location

The subject accommodation occupies a prominent position on Low Street within Keighley, having good access to all local amenities to include the Town's Bus and Railway Stations. Low Street links into East Parade which forms one of the main arterial routes through the Town and newly constructed Aldi.

The popular Airedale Shopping Centre lies close by.

Description

The subject accommodation comprises ground floor retail/sales accommodation with large display windows suspended ceilings with LED lighting and air conditioning. Toilet facilities are also located on the ground floor which includes a disabled wc. A basement offers storage accommodation.

Accommodation

Internal

Ground Floor

Open plan sales area
686 sqft 64 sqm

Plus rear area
77 sqft 7 sqm

Basement

Storage accommodation
368 sqft 34 sqm

Rateable Value

The rateable value is currently assessed within a larger assessment and will need splitting upon occupation.

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

£18,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2505-3065-0700-0800-8621>

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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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.

