

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Double Fronted Retail Unit
692 sqft (65 sqm)
with Basement 630 sqft (59 sqm)



GUIDE RENT - £19,500 PER ANNUM EXCLUSIVE

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley's bus and train stations and the popular Airedale Shopping Centre**
- **Suitable for a variety of retail uses**
- **Reduced business rate liability – subject to qualification**

**52/54 CAVENDISH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3RL**

52/54 CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RL

Location

The property occupies a prominent position towards the higher end of this parade of similar retail properties under the glass canopy on the favoured side of Cavendish Street. Nearby occupiers include Skipton Buildings Society, Sports Direct, B&M & Sainsbury's Superstore

Description

The property comprises ground floor double fronted retail accommodation with basement.

Accommodation

Ground Floor

Open plan sales with large display windows and central entrance door. Towards the rear of the ground floor unit there is a toilet facility and ancillary area

692 sqft 65 sqm

Basement

Storage accommodation and toilet facility.

630 sqft 59 sqm

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: Hairdressing Salon and Premises
Rateable Value: £12,500
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

£19,500 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/9000-2957-0363-6240-6080>

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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