

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE/MAY LET

Industrial Unit with Parking
1,875 sqft (174 sqm)



GUIDE PRICE-£185,000 / GUIDE RENT-£14,500 PAX

- **Modern Industrial unit**
- **Rare freehold opportunity**
- **Adjacent car parking**
- **Popular industrial estate setting**

**UNIT 6 HIRSTWOOD WORKS, SHIPLEY
WEST YORKSHIRE, BD18 4BU**

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Location

The property forms part of an established industrial estate situated on the fringe of Shipley a short distance from the A650.

The immediate surroundings are essentially mixed comprising a series of commercial and industrial occupiers along with housing. Shipley Town Centre is approximately 1 mile away and Bradford City Centre approximately 4 miles away.

Description

Single storey industrial accommodation accessible via two small loading doors to the front and providing open plan accommodation with wc facility. Externally access is via a surfaced and shared access/turning area. There is car parking immediately adjacent.

Accommodation

Internal

Ground Floor only with WC facility

1,875 sqft 174 sqm

External

Adjacent car parking

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: £10,500
Uniform Business Rate for 2025/2026: £0.499

Services

We understand that mains water, drainage and electricity are installed to the property. We do recommend that prospective purchasers/tenants make their own enquires 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 accommodation is available for sale. The client may consider a letting and interested parties are asked to discuss their requirements.

Guide Price

£185,000

Guide Rent

£14,500 per annum exclusive

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.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. In the event of a letting then the ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
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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.

