

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Retail, Works & Storage Accommodation  
Planned Over 4 floors  
3,950sqft (367sqm)  
Residential Conversion Opportunity – S.T.P



**GUIDE PRICE - £195,000**

- **Rare freehold opportunity**
- **Mix of retail, workshop and storage accommodation with 3 phase electric**
- **Main road frontage onto Halifax Road (A629)**
- **Suitable for a variety of uses (S.T.P)**
- **No business rates to pay (S.T.Q)**

**104A HALIFAX ROAD, KEIGHLEY, BD21 5ET**

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## Location

The subject property is situated on Halifax Road (A629), one of the main arterial routes into Keighley, having good access to all local amenities. The property lies approximately 1 mile south of the town centre.

## Description

The property offers works/storage to the lower ground floor with rear door. Ground floor with frontage to Halifax Road offers spacious retail accommodation. A kitchen and wc facility are located on the ground floor. The first and second floors offer further works/storage areas.

## Accommodation

### Internal

#### Lower Ground Floor

Workroom/store with rear door

#### Ground Floor

Front retail area, rear work space, kitchen and wc facilities

#### First Floor

Workshop accommodation

#### Second Floor

Storage rooms

## 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: £6,400

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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£195,000

## VAT

There is no VAT payable on the purchase price.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1352-7872-3965-6311-9251>

## 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

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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.

