

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Prominent Town Centre Retail/Showroom Unit  
534 sqft (50sqm)



**GUIDE RENT - £6,000 PER ANNUM EXCLUSIVE**

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley bus and train stations and the popular Airedale Shopping Centre**
- **No business rates to pay – subject to qualification\*\***

**61 CAVENDISH STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 3RB**

# 61 CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RL

## Location

The subject property occupies an extremely prominent position on Cavendish Street enjoying good levels of footfall. The property is within walking distance of the Town's Bus and Railway Stations and the Airedale Shopping Centre. Nearby occupiers include Skipton Building Society, Aldi, Iceland and Sainsbury's.

## Description

Self contained ground floor retail unit situated within a popular shopping parade.

## Accommodation

### Internal

#### Ground Floor

Main retail area with display window  
294 sqft                      27 sqm

Leading to

Rear storeroom  
24 sqft                      2 sqm

#### First Floor

Room  
216 sqft                      20 sqm

Leading to

Shared toilet facility

### External

On street parking is available on certain sections of Cavendish Street.

## 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: Shop & Premises  
Rateable Value: £4,900  
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**

## 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)

## Services

We understand that mains electricity and water are installed however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£6,000 per annum exclusive

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8677-8063-0109-0574-8113>

## VAT

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

## 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

Lisa Throupe - 01535 600097/07966 300501  
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