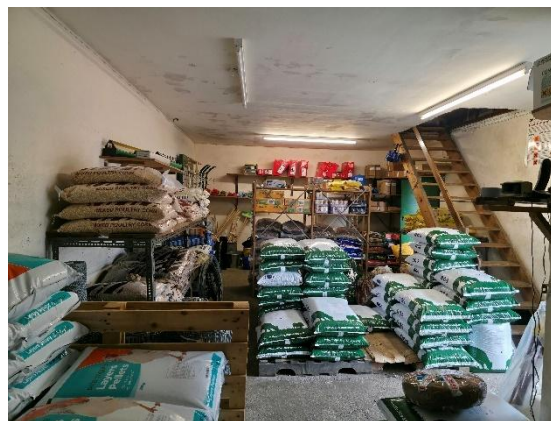


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Works/Retail Accommodation with First Floor Storage
1,469 sqft (136 sqm)
Large Parking Area/Amenity Land
0.086 of an acre



GUIDE PRICE - £250,000

- **Rare freehold opportunity**
- **Suitable for a variety of trade counter and other commercial/industrial uses – subject to any necessary planning approvals being obtained.**
- **Good access to all local amenities – lying close to Keighley Town Centre.**
- **No business rates to pay (S.T.Q) ****

**BEDFORD STREET, KEIGHLEY
WEST YORKSHIRE, BD21 2PL**

BEDFORD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 2PL

Location

The property is situated on the southern fringe of Keighley Town Centre. It is within walking distance of the Town Centre and its amenities. The immediate surroundings are mixed and include other industrial and commercial properties along with nearby housing.

The property is situated at roadside affording good visibility.

Description

The property offers ground floor works/storage accommodation with retail area and office off. There is also a WC facility. To the first floor there is additional storage.

To the front there is parking for approximately 2 cars. Adjoining the property is a large car park/amenity land with frontage on to West Lane.

Accommodation

Internal

Ground Floor

Works/storage accommodation to include WC facility and small store

588 sqft 54 sqm

Retail element with office off

312 sqft 29 sqm

First Floor

Storage accommodation

569 sqft 53 sqm

External

Parking immediately to the front for approximately 2 cars and adjoining land/car park. Which in our opinion could be suitable for alternative uses and/or future development (subject to the necessary planning approvals being obtained)

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: Warehouse & Premises
Rateable Value: £8,000
Uniform Business Rate for 2025/2026: £0.499

Description: Car Park & Premises
Rateable Value: £2,025
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

Guide Price

£225,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5463-0255-8759-6413-6447>

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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Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

