

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Town Centre Office Investment
Landmark building with Car parking
6,200 sqft (576 sqm) approximately



GUIDE PRICE - £750,000

- Office Investment Property
- Landmark Town Centre Building
- Car Park
- Professional Tenants

SHAN HOUSE, NORTH STREET, KEIGHLEY, BD21 3AF

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Location

Shan House occupies a high profile position within the centre of Keighley, with frontage on to North Street and Alice Street. North Street (A629) forms one of the main arterial routes through the Town. The building has good access to all local amenities to include the Airedale Shopping Centre and Keighley Bus and Train Stations.

Description

Shan House comprises a modern office building incorporating 7 self contained office suites planned across three floors.

It has the benefit of a private car park and is within walking distance of the towns amenities.

Accommodation

Ground Floor

Left hand retail unit (when viewed from North Street)

Open plan spacious retail unit with large display windows, carpeted throughout and suspended ceiling.

Total floor area (approx) 990 sqft 92 sqm

Reception/office and storage area with display windows and entrance door

Ladies and gents toilet facilities

Lobby area with passenger lift serving ground, first and second floor.

Right hand retail unit (when viewed from North Street)

Total floor area (approx) 962 sqft 89 sqm

First floor

Ladies and gents toilet facilities leading to

Office accommodation comprising a large open plan office with additional store rooms and 4 private offices

Total floor area 2,445 sqft 227 sqm

Second Floor

Ladies and gents toilet facilities, small kitchenette and storage area and 3 large open plan offices

Total floor area 1,870 sqft 173 sqm

External

Private car parking facility which provides an off street parking facility. On street parking is available closeby.

Rateable Value

For business rate information please visit <https://www.tax.service.gov.uk/business-rates-find/valuations/start> where there are numerous assessments.

**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

Tenancies

For tenancy information please speak to the agents.

Guide Price

£750,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7684-8667-8161-5472-9246>

<https://find-energy-certificate.service.gov.uk/energy-certificate/2490-8264-0831-7326-9807>

<https://find-energy-certificate.service.gov.uk/energy-certificate/3326-9668-7252-1096-7445>

<https://find-energy-certificate.service.gov.uk/energy-certificate/7377-6326-8886-4369-0665>

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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