

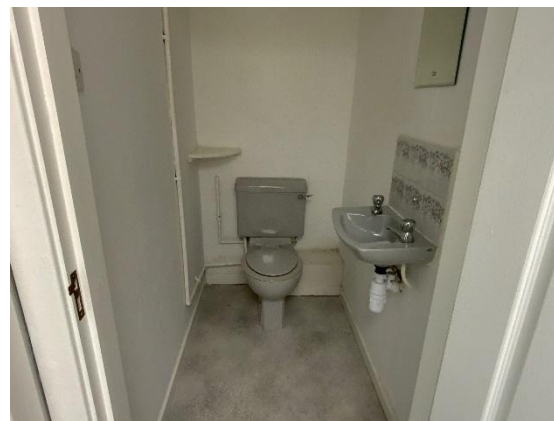
Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

May Let

Two Storey Office Building with Parking
432 sqft (40 sqm)



GUIDE PRICE – REDUCED £55,000
(GUIDE RENT - £6,500 PER ANNUM EXCLUSIVE)

- **Rare freehold**
- **Compact low cost space**
- **UPVC double glazing**
- **No business rates to pay – subject to qualification**

**5A CROSS ROSS STREET, SHIPLEY
WEST YORSHIRE, BD18 3SX**

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Location

The premises are situated just off Saltaire Road (A657) on the periphery of Shipley town centre. The surrounding area is mainly commercial in nature.

The town centre and its range of amenities is within walking distance. There are bus and railway stations also within walking distance.

Description

Two storey office building with small kitchenette, toilet facilities and parking.

Accommodation

Internal

Ground Floor

Office accommodation with tea point and wc to the rear

216 sqft 20 sqm

First Floor

Office

216 sqft 20 sqm

External

Parking area to the immediate front.

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: Office & Premises

Rateable Value: £2,950

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

REDUCED £55,000

A letting may be possible – please speak to the agents

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2446-3018-6197-3518-8001>

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 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.

