

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Garage/Showroom Premises with Forecourt
2,257 sqft (209 sqm)



GUIDE RENT - £25,000 PER ANNUM EXCLUSIVE

- **Rare Garage/Showroom premises**
- **Large forecourt**
- **Main road frontage**
- **Situated within the popular village of Steeton, approximately halfway between Keighley and Skipton**

**AIREBURN GARAGE, KEIGHLEY ROAD, STEETON, KEIGHLEY,
WEST YORKSHIRE, BD20 6RH**

AIREBURN GARAGE, KEIGHLEY ROAD, STEETON, KEIGHLEY, WEST YORKSHIRE, BD20 6RH

Location

The subject property is situated within the popular village of Steeton, approximately half way between the larger centres of Keighley to the south, and Skipton to the north. Lying close to the Aire Valley Trunk Road, the property has ready access to the major business centres of West Yorkshire and the national motorway network.

Description

The accommodation comprises the upper ground floor of a former car showroom, offering excellent open plan display facility in addition to partitioned offices, toilets and kitchen/canteen area.

Externally to the front there is a forecourt offering an excellent parking/display facility.

Accommodation

Internal

Ground Floor

Main showroom to include partitioned office accommodation.

1,442 sqft 134 sqm

Sales Counter, two private offices, canteen and kitchen areas

815 sqft 75 sqm

Male and female wc accommodation

External

Front forecourt/parking

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: Car Showroom & Premises

Rateable Value: £17,000

Uniform Business Rate for 2025/2026: £0.499

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

Terms

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

Guide Rent

£25,000 per annum exclusive

VAT

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

EPC

EPC commissioned

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
lisa@hayfieldrobinson.co.uk

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

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.



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