

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

New Build Retail Unit
886 sqft (82.3 sqm)



GUIDE RENT - £10,000 PER ANNUM EXCLUSIVE

- **Adjoining/nearby occupiers include Londis, Domino's Pizza, Home Bargains, B&Q and Dunelm**
- **Main road frontage**
- **Adjacent to high density housing**

292 BRADFORD ROAD, KEIGHLEY, BD21 4EB

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Location

The property is situated adjacent to Bradford Road (B6265), lying a short distance from Keighley Town Centre and close to high density housing.

Description

The property comprises new build retail accommodation with main road frontage and being part of an excellent scheme incorporating an adjacent Londis store. There is ample customer parking to the rear.

Accommodation

Internal

Ground Floor

Built depth 56'
Internal width 17'

Sales area	886 sqft	82.3 sqm
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External

Customer parking to the rear

Rateable Value

The property will need to be assessed for business rates upon occupation

**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

Terms

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

Guide Rent

£10,000 per annum exclusive

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, referencing where required and ID checks.

Legal Costs

The incoming 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
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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.

