

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Substantial 4 Storey Double Fronted Property
3,484 sqft (324 sqm)



GUIDE PRICE - £160,000

- Town Centre position with main road frontage
- Ground floor retail/showroom accommodation with upper floor office/storage areas
- Rare freehold
- Passenger lift serving upper floors
- Of interest to owner occupiers, investors or developers

**8/10 NORTH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3SE**

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Location

The property is situated on the western fringe of Keighley Town Centre adjacent to North Street a busy route through the town. The property is highly visible and lies within the towns central shopping area and conservation area.

Nearby occupiers include a mix of retail, commercial and professional businesses including a number of estate agencies.

Description

The property offers ground floor double fronted retail/showroom accommodation with passenger lift leading to all upper floors. The upper floors offer a mix of office, meeting rooms, storage and accessible wc's.

Accommodation

Internal

Ground Floor

Open plan retail/office area
In all 858 sqft 80 sqm

First Floor

Office accommodation, kitchen area, prayer room and first aid room
In all 858 sqft 80 sqm

Second Floor

Office, boardroom, kitchen area and accessible wc.

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: Shop & Premises
Rateable Value: £12,750
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**

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

£160,000

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, referencing where required and ID checks.

Legal Costs

Each party will be reasonable for their own legal costs incurred during this transaction.

Further Information

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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.

