

TO LET

Ground Floor Retail Accommodation
525 sqft (49 sqm)
plus Basement



GUIDE PRICE- £9,000 PER ANNUM EXCLUSIVE

- **Sought after location in the heart of Keighley Town Centre**
- **Nearby occupiers include Sainsburys, Aldi, Iceland, B&M & Sports Direct**
- **Close to all local amenities including Bus & Rail Stations & the Airedale Shopping Centre**
- **Suitable for a variety of uses (S.T.P) to include café/restaurant, office and professional services**
- **Additional upper floor storage may also be available**

62 CAVENDISH STREET, KEIGHLEY, BD21 3RL

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Location

The property is centrally situated within Keighley Town Centre fronting on to Cavendish Street and forming part of this admired parade of retail units which all enjoy a good degree of footfall.

The property is well placed for access to all Town centre amenities including Bus & Rail Stations.

Description

The property comprises an inner terraced unit. The basement provides an extensive storage facility.

On street parking is available to the immediate front and throughout sections of Cavendish Street. Public carparks are nearby.

Accommodation

Ground Floor

Restaurant area with ancillary areas
525 sqft 49 Sqm

Basement

Storage accommodation

External

On street "restricted" car parking is available throughout sections of Cavendish Street

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: £7,000
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 enquiries with regards to their specific to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Rent

£9,000 per annum exclusive

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.

VAT

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

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation.

Further Information

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