

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**

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

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£160,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6051-3709-5812-4613-2179>

## 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

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://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.**



Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097

