

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Modern Trade Warehouse
10,237 sqft (951 sqm) 1.12 Acres (4,527 sqm)



GUIDE PRICE - £1,500,000

- **Established Trade Premises**
- **Enclosed Site 1.12 acres**
- **Prominent Roadside Position**
- **Adjacent Alston Retail Park – B&Q, Dunelm, Pure Gym**
- **Immediate access A650/A629 Aire Valley Road**
- **Rare Freehold**

**BRADFORD ROAD/ROYD INGS AVENUE, KEIGHLEY
WEST YORKSHIRE, BD21 4BZ**

BRADFORD ROAD/ROYD INGS AVENUE, KEIGHLEY WEST YORKSHIRE, BD21 4BZ

Location

The property is situated at the junction of Bradford Road and Royd Ings Avenue on the favored side of Keighley affording immediate access to the A650/A629 Aire Valley Road providing principal communications in Airedale.

The property is situated adjacent to the established Alston Retail Park including B&Q, Dunelm, Pure Gym etc. Skipton 9 miles, Bradford 10 miles, Leeds 22 miles. M65 motorway via Colne 14 miles.

Description

The property comprises a modern unit of steel portal frame construction with a mix of masonry, cladding and glazing to the elevations and a clad roof covering. Two loading doors are incorporated along with numerous personnel/customer doors. Access is via two entry/egress points from Royd Ings Avenue. The site is level, surfaced and enclosed providing a secure service yard and parking.

The property has most recently been occupied by Jewson Builders Merchants. It comprises storage/warehouse plus trade counter/showroom with office, canteens and wc facilities. In the past the property has been occupied and operated as a garage/car showroom premises.

Accommodation

Internal

Ground Floor only

Warehouse/storage accommodation with canteen off extends to trade counter/showroom with canteen off plus office. Male and female/accessible wc facilities.

10,237 sqft 951 sqm

External

Enclosed and surfaced service yard with two access/egress points from Royd Ings Avenue.

Site area 1.12 acres 4,527 sqm

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

As outlined the property has most recently been occupied by Jewson Builders Merchants. Previously it has been occupied as a garage/car showroom.

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: Warehouse & Premises

Rateable Value: £105,000

Uniform Business Rate for 2025/2026: £0.555

Guide Price

£1,500,000

VAT

VAT is payable on the purchase price.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5598-6302-6338-9321-4720>

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.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

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.



Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



