

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET/MAY SELL

Substantial Former Banking Hall
5,290 sqft (497 sqm)



GUIDE RENT - £40,000 PER ANNUM EXCLUSIVE

- **Highly visible main road location (A629)**
- **Suitable for a variety of uses (S.T.P)**
- **Nearby occupiers to include Dacre Son & Hartley and Holroyds – Estate Agents**
- **Private parking**
- **Grade II Listed**

63 NORTH STREET, KEIGHLEY, BD21 3RZ

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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.

Description

Substantial premises offering ground floor accommodation with first and second floor ancillary areas and wc facilities. In our opinion suitable for alternative uses such as retail, showroom and restaurant uses (S.T.P).

On street parking is available nearby.

Accommodation

Internal

Ground Floor

Open plan former banking hall with ancillary areas
1,982 sqft 184 sqm

First Floor

Offices, ancillary areas and wc facilities
1,552 sqft 144 sqm

Second Floor

Ancillary areas
1,756 sqft 163 sqm

External

Private parking for 1 to the rear

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: Bank & Premises
Rateable Value: £24,000
Uniform Business Rate for 2025/2026: £0.499

From the 1st April 2026 the rateable value will be £24,500

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

£40,000 per annum exclusive as a whole

Guide Price

On application

VAT

There is no VAT payable on the purchase price or rent.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8439-8731-9659-9283-9515>

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 and referencing where required.

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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