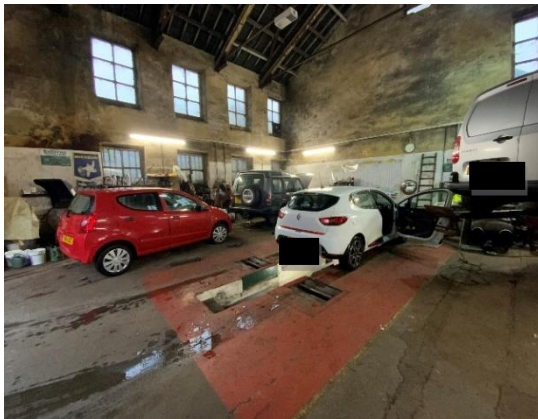


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Substantial Works/Garage Accommodation  
1,892 sqft (176 sqm)  
With adjacent 2 bed cottage  
500 sqft (46 sqm)



**GUIDE PRICE - £250,000**

- Rare freehold
- The property has been occupied and operated for many years as a garage.
- No business rates to pay – S.T.Q
- Potential for residential conversion – S.T.P

**LEEMING GARAGE, DENHOLME ROAD, LEEMING, BD22 9NU**

# LEEMING GARAGE, DENHOLME ROAD, LEEMING, BD22 9NU

## Location

The property is situated at Leeming lying a little over 5 miles to the south of Keighley town centre. Leeming is residential in nature.

A small number of amenities are available in Oxenhope beyond which Keighley town centre is readily accessible and offers a wider range of amenity.

## Description

The property is planned primarily at ground floor. A small mezzanine has been erected and there are basement cellars.

The property has been occupied and operated for many years as a garage.

Adjacent is a small cottage which comprises living room and kitchen at ground floor and two bedrooms at first floor. It hasn't been occupied as a cottage for many years and is currently used for storage/office amenity allied to the garage operation. It has an external wc only. It requires modernisation if it is to be brought into more beneficial use.

Externally Leeming Garage includes limited yard/parking area to the rear. The cottage includes garden areas front and rear.

## Accommodation

### Leeming Garage

#### Ground Floor

Works/garage accommodation accessible via a roller shutter access door

1,382 sqft      128 sqm

Built on store

38 sqft      3.55 sqm

#### Basement

Storage amenity

472 sqft      44 sqm

#### External

Limited yard/parking to the rear

### Adjacent cottage

Planned across ground and first floor to include living room, kitchen and two bedrooms. External WC.

500 sqft      46.45 sqm

#### External

Small garden area front and rear

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Vehicle repair workshop and premises

Rateable Value: £11,250

Uniform Business Rate for 2026/2027: £0.432

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Planning

The property does have potential for residential conversion, however 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

£250,000

## 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.

## Legal Costs

Each party will be responsible for their own legal cost incurred.

## Further Information

Lisa Throupe 01535 600097/07966 300501

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[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

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

