

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Single Storey Works/Store Building  
1,180 sqft (109 sqm)



**GUIDE PRICE - £150,000**

- **Rare freehold**
- **Superb position adjacent to the canal towpath**
- **Open plan single storey unit – suitable for a variety of uses S.T.P**
- **Potential for residential conversion S.T.P**

**THE OLD WHEELRIGHT SHOP, CANAL SIDE, SYKES LANE,  
SILSDEN, KEIGHLEY, WEST YORKSHIRE, BD20 0ED**

# THE OLD WHEELRIGHT SHOP, CANAL SIDE, SYKES LANE, SILSDEN, KEIGHLEY, WEST YORKSHIRE, BD20 0ED

## Location

The subject property is situated on Sykes Lane just off Keighley Road (A6034) and adjacent to the newly surfaced canal towpath.

All local amenities are within easy walking distance.

## Description

The property comprises single storey works/storage accommodation being a mix of stone and timber construction. Externally there is a small parking area.

## Accommodation

### Internal

#### Ground Floor

Entrance door from canal side leading to open plan store with wc off

400 sqft            37 sqm

Opening to timber element with low metal roof

780 sqft            72 sqm

### External

Small parking area

## 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: Store & Premises

Rateable Value: £3,050

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

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

£150,000

## VAT

There is no VAT payable on the purchase price.

## 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  
[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.

