

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Superb Retail/Office Premises
476 sqft (44 sqm)



GUIDE PRICE - £125,000

- **Rare Freehold**
- **Sought after commercial area**
- **No business rates to pay S.T.Q**
- **Suitable for a variety of uses S.T.P**

11 BRIGGATE, SILSDEN, BD20 9JS

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Location

The property is centrally situated within Silsden affording a prominent position on Briggate with immediate access to the A629 a principal route linking Airedale and Wharfedale.

The immediate surroundings are essentially retail and commercial comprising a variety of such occupiers.

Description

The property offers compact retail/office accommodation comprising retail area and wc to the ground floor with landing area with sink and further room to the first floor.

Accommodation

Internal

Ground Floor

Retail/office area with front display window and wc

238 sqft 22 sqm

First Floor

Landing area with sink

Retail/office area

238 sqft 22 sqm

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: Shop & Premises

Rateable Value: £4,000

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

Guide Price

£125,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2657-6662-9030-6396-3631>

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

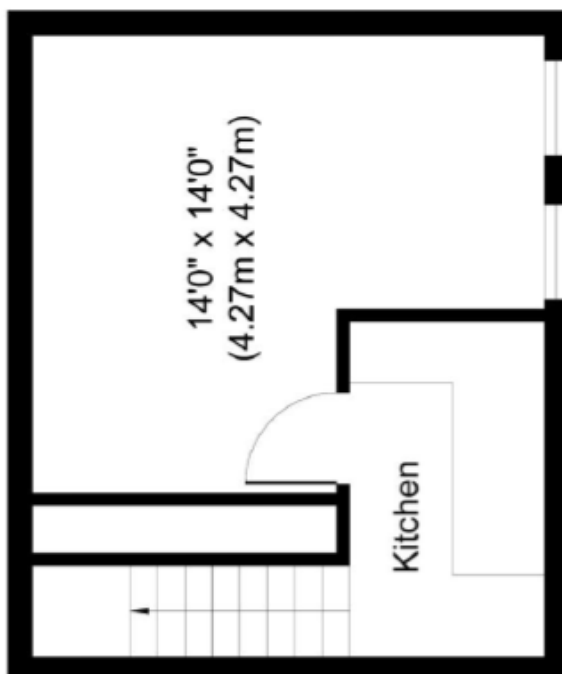
Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

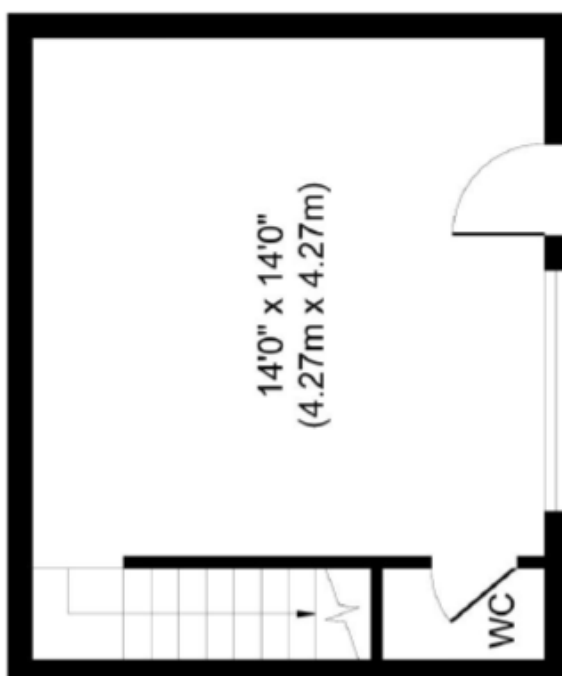
Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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First Floor
Approximate Floor Area
238 sq. ft
(22.11 sq. m)



Ground Floor
Approximate Floor Area
238 sq. ft
(22.11 sq. m)