Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097

Hayfield Robinson ™ PROPERTY CONSULTANTS

TO LET

Retail/Office Unit
with Useful Basement Storage
976 sqft (90 sqm)



GUIDE RENT - £6,500 PER ANNUM EXCLUSIVE

- **Retail/office unit suitable for a variety of uses (S.T.P).**
- **Situated in the heart of Keighley Town Centre**
- **Close to all local amenities to include Keighley bus and train stations**
- **Private parking facility**
- **No business rates to pay (S.T.Q)**

3 NORTH QUEEN STREET, OFF CAVENDISH STREET, KEIGHLEY, WEST YORKSHIRE, BD21 3DL

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Location

The subject property is situated on North Queen Street, just off Cavendish Street. The property has good access to all local amenities to include Keighley train and bus stations.

Description

The property offers compact retail/office accommodation with large display window which can be seen from Cavendish Street. There is the added benefit of basement storage along with a private car parking space.

Accommodation

Internal

Ground Floor

Open plan retail/office unit with large display window

147 sqft 14 sqm

242 sqft 23 sqm

Basement

Storage accommodation
587 sqft 54 sqm

External

1 private car parking space

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: £1,675
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

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£6,500 per annum exclusive

VAT

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

EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/3820-1285-8377-6863-6343

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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