Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097

Hayfield Robinson
PROPERTY CONSULTANTS

FOR SALE

Investment Opportunity- Long established Sandwich Shop
623 sqft (68 sqm)



GUIDE PRICE - £85,000

- **Sought after commercial area**
- **Current passing rent £5,500 per annum**
- **Town centre location within the heart of Silsden**
- **Country Kitchen business is not affected**

14 BRIGGATE, SILSDEN, BD20 9JT

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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 an established sandwich shop which has been trading for several years. The ground floor offers front sales area with serving counter and kitchen area to the rear. The first floor offers further kitchen area, office/staff room, storage and wc facilities.

Accommodation

Internal

Ground Floor

Front sales area with rear kitchen

308 sqft 29 sqm

First Floor

Office/staff room, further kitchen area, storage and wc facilities

315 sqft 29 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: £3,850
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

£85,000

Tenancies

The current lease expires in May 2028. The current rent passing is £5,500 per annum exclusive.

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

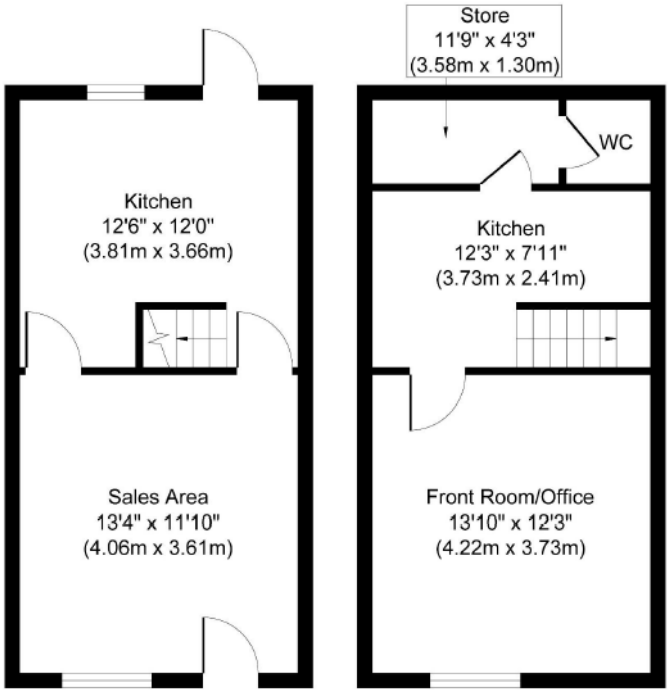
Please enquire for further information

- Proof of funds will be required

For viewing, please contact;

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

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Ground Floor
Approximate Floor Area
321 sq. ft
(29.82 sq. m)

First Floor
Approximate Floor Area
321 sq. ft
(29.82 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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