

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Self Contained Retail Premises
178 sqft (16 sqm)



GUIDE RENT - £5,000 PER ANNUM EXCLUSIVE

- **Good access to all local amenities**
- **Prominent trading positing fronting Church Street**
- **Suitable for a range of other retail/showroom and commercial uses**
- **No business rates to pay – S.T.Q****

**39 CHURCH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 5HT**

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Location

The subject property is prominently situated within the Hattersley Crescent on the fringe of Keighley town centre. Nearby occupiers include a variety of small independent retailers/service providers/hair salons etc with the covered Airedale Shopping Centre and all town centre facilities only a short walk away.

Description

The subject property comprises of a ground floor sales unit with pedestrian entrance and large display window. The property benefits from a small rear storage area, kitchenette and toilet.

Accommodation

Internal

Ground Floor

Sales area	161 sqft	14 sqm
Small store	17 sqft	2 sqm

Kitchenette and toilet

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £3,300
Uniform Business Rate for 2023/2024: £0.499

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

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

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

£5,000 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/0683-3182-2880-2873-0384>

Anti Money Laundering Regulations

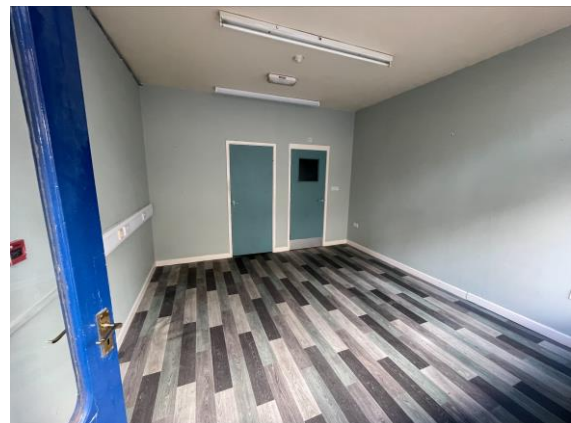
In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

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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