

# FOR SALE/TO LET

Substantial Three Storey Detached Office/Showroom/Retail  
Premises with Large Private Car Park  
2,650 sqft (246 sqm)



**GUIDE PRICE - £400,000 (as a whole)**  
**GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE**  
**(relating to the ground and first floors)**

- **Rare freehold town centre opportunity**
- **Adjacent to Morrisons Supermarket**
- **Large private parking area**
- **Ground and first floor accommodation 1,780 sqft (165 sqm)**
- **Suitable for a variety of commercial uses (S.T.P)**
- **Reduced business rate liability (S.T.Q) may apply please speak to the agents \*\***

**38 MARKET STREET, KEIGHLEY, BD21 5AD**

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## Location

The subject accommodation occupies a prominent position on Market Street within Keighley, having good access to all local amenities to include the Town's Bus and Railway Stations. Nearby occupiers include Keighley Indoor Market, Morrisons Supermarket, William Hill, Nationwide Building Society, Subway Food Outlet and Farmfoods.

## Description

Three storey detached predominantly stone built commercial property with spacious private car park.

## Accommodation

### Internal

#### Ground Floor

Open plan office/retail accommodation with separate office, kitchen and toilet facility

890 sqft            83 sqm (approx.)

#### First Floor

Open plan high quality office accommodation with separate toilet facility

890 sqft            83 sqm (approx.)

#### Basement (excluded from any lease deal)

Storage and workshop accommodation

870 sqft            81 sqm (approx.)

### External

Large rear car park. 6 spaces will be included with the letting of the ground and first floors. Additional parking could be made available.

## 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: Offices & Premises  
Rateable Value: £7,700  
Uniform Business Rate for 2023/2024: £0.499

Description: Car Park & Premises  
Rateable Value: £4,000  
Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*\*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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Guide Rent (relating to the ground and first floors)

£20,000 per annum exclusive

## Guide Price (as a whole)

£400,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3639-8632-6666-4602-5196>

## 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. In the event of a sale then each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

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