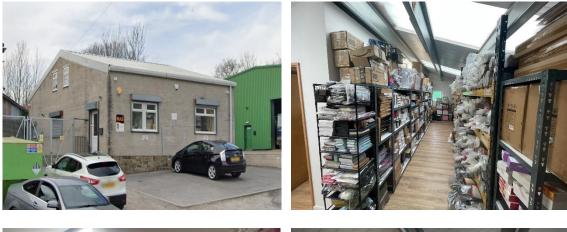
Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



FOR SALE Excellent Two Storey Works/Warehouse/Office with Parking 2,770 sqft (257 sqm)





OFFERS IN THE REGION OF £230,000

- Rare freehold business unit
- Excellent condition
- Surfaced private parking area
- Roller shutter and pedestrian access
- Easy waking distance to the town centre

UNIT 2A SPRINGFIELD MILL, OAKWORTH ROAD KEIGHLEY, WEST YORKSHIRE, BD21 1QQ

www.hayfieldrobinson.co.uk

UNIT 2A SPRINGFIELD MILL, OAKWORTH ROAD KEIGHLEY, WEST YORKSHIRE, BD21 1QQ

Location

The subject property is located on the fringe of Keighley town centre within a mixed use area and is extremely convenient for all local amenities and services.

Description

This two storey detached brick built business unit offers primarily open plan works/storage accommodation planned over two floors. The ground floor is accessed via both a pedestrian and roller shutter door. The first floor provides further open plan storage/offices. In addition there is a small kitchenette and toilet facility. To the front there is a surfaced car parking area and a small gated yard to the side.

Accommodation

Internal

Ground Floor

Entrance lobby leading to works/warehouse, small office, toilet and kitchenette

1,385 sqft 129 sqm

First Floor

Storage and office accommodation

1,385 sqft 129 sqm

External

To the front parkin area for approximately 4 cars and yard area to the side housing the LPG tank.

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: Workshop & Premises Rateable Value: £5,600 Uniform Business Rate for 2024/2025: £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.

The gas fired central heating system is fired by LPG

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: <u>planning.enquiries@bradford.gov.uk</u>

Guide Price

Offers in the region of £230,000

VAT

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

EPC

https://find-energy-certificate.service.gov.uk/energycertificate/5660-7783-5961-9454-8116

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 costs incurred during the transaction.

Further Information

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

Lee Bilbrough – 07966 336618 lee@hayfieldrobinson.co.uk

lan Hayfield - 07966 336616 ijh@hayfieldrobinson.co.uk

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

www.hayfieldrobinson.co.uk

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

