

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE/TO LET

Ground Floor Commercial/Retail Unit 544 sqft (51 sqm) with Basement  
Office Accommodation 277 sqft (26 sqm)



**£135,000 / £8,500 PER ANNUM EXCLUSIVE**

- **Central location within the village, having good access to all local amenities**
- **Private parking**
- **No Business Rates to pay – subject to qualification**
- **Lease incentives to include rent free periods maybe available – please speak to the agents**
- **Suitable for a variety of uses to include; retail, office, showroom, beauticians, hairdressers, consulting rooms**
- **A rare freehold opportunity not to be missed**
- **Refurbished throughout to a very high standard**

**106 MAIN STREET, WILSDEN  
BRADFORD, BD15 0AB**

# 106 MAIN STREET, WILSDEN BRADFORD, BD15 0AB

## Location

The subject property is prominently situated on Wilsden's busy main street in the heart of this ever popular village. All local amenities are immediately accessible and good links exist between Wilsden and the larger centres of both Keighley and Bradford.

## Description

The property offers office accommodation at both ground and basement levels. At ground floor there is a kitchen area and wc facilities. The property benefits from 1 off street private car parking space.

## Accommodation

### Internal

#### Ground Floor

Front office/sales accommodation with additional rear office, kitchen and wc facilities

544 sqft            51 sqm

#### Basement

Office accommodation which benefits from natural light and additional store room

277 sqft            26 sqm

### External

Private parking for one car. On street parking is also available close by.

## 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: £6,300  
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.

## 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

£8,500 per annum exclusive

## Guide Price

£135,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0199-2513-9630-4100-5103>

## 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 each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

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