

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Small Storage/Workshop Unit  
720 sqft (67 sqm)



**RENT - £75 PER WEEK EXCLUSIVE**

- **Small compact work space/storage**
- **No business rates to pay – S.T.Q**
- **Suitable for a variety but limited uses**
- **Quiet location**

**THE OLD HALL, BRADLEY ROAD, SILSDEN, BD20 9LS**

# THE OLD HALL, BRADLEY ROAD, SILSDEN, BD20 9LS

## Location

The unit is situated close to Silsden town centre immediately off Bradey Road and within the grounds of the Old Hall.

## Description

The unit comprises an older generation workshop/store unit.

It comprises basic workshop/storage accommodation with a height of 11'.

Access is via a single door clearly depicted in the attached photographs.

Externally there is a small car parking space immediately adjacent suitable for a small car/van.

There is an external shared wc facility.

## Accommodation

### Internal

#### Ground Floor

Workshop/storge

48' x 15'            720 sqft            67 sqm

## Rateable Value

The rateable value for the property will be confirmed prior to commitment. An occupier will likely benefit from small business rates relief and not pay any business rates.

## Services

Electric light and power only.

## Terms

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

## Guide Rent

£75 per week exclusive, payable monthly in advance.

A rent deposit equivalent to 2 months rent will be required at the start of the tenancy.

## 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.

## 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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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

