

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Ground & First Floor Works & Storage Accommodation  
1,310 sqft (122 sqm)  
Together with a fully let Hairdressing Salon



**GUIDE PRICE - £150,000**

- **Of interest to owner occupiers, investors and developers**
- **Rare freehold opportunity**
- **Fully let Hairdressing salon generating £5,040 per annum exclusive**
- **Good access to all local amenities with frontage onto South Street/Halifax Road (A629)**

**INGROW BRIDGE, SOUTH STREET  
KEIGHLEY, BD21 5AX**

# INGROW BRIDGE, SOUTH STREET KEIGHLEY, BD21 5AX

## Location

The subject property is situated at South Street/Halifax Road (A629), one of the main arterial routes into Keighley, having good access to all local amenities. The property lies approximately ½ a mile south of the town centre.

## Description

The property comprises ground and first floor works and storage accommodation. The unit benefits from an electric roller shutter, 3 phase electricity, water supply, toilet facilities and natural lighting in the first floor. In addition and with main road frontage there is a self contained ground floor retail unit let to a hairdressing salon operator, suitable in our opinion for a variety of other uses.

## Accommodation

### Works Accommodation (rear)

#### Ground Floor

Works and storage accommodation with roller shutter loading door and small toilet facility

881 sqft            82 sqm

#### First Floor

Storage and ancillary accommodation

429 sqft            40 sqm

### Self Contained Hair Salon (fronting South Street)

#### Ground Floor

Open plan retail area with large display window  
Two small storage areas

425 sqft            40 sqm

Separate toilet facility

#### External

On street parking is available throughout sections of South Street/Halifax Road

## Rateable Values

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: Vehicle repair workshop & premises  
Rateable Value: £5,100  
Uniform Business Rate for 2024/2025: £0.499

Description: Shop & Premises  
Rateable Value: £4,100  
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)

## Tenancies

The self contained ground floor hairdressing salon is let by way of a lease dated 1<sup>st</sup> June 2023 for a period of 5 years. The current rent passing is £5,040 per annum (£420 pcm). Next rent review due June 2025 which will fall in line with RPI.

## Guide Price

£150,000

## VAT

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

## EPC Retail element

<https://find-energy-certificate.service.gov.uk/energy-certificate/7993-6097-1573-1275-9412>

## 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

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