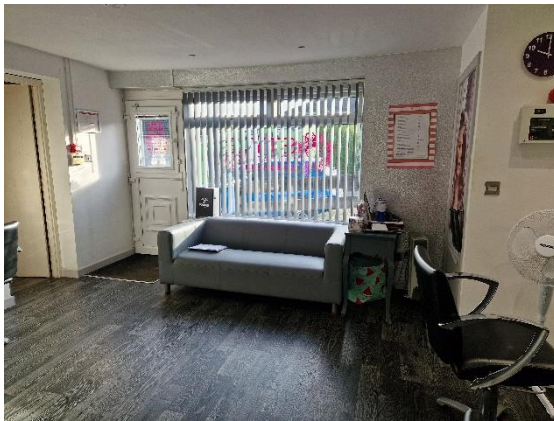
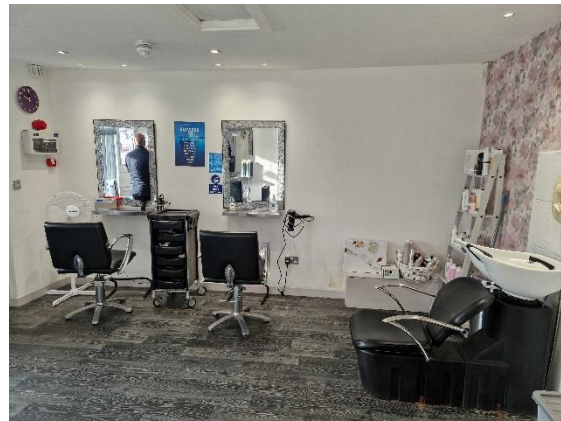


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Detached Salon / Retail Unit
Suitable for a variety of uses S.T.P
489 sqft (45 sqm)



GUIDE PRICE - £110,000 (to include good will)

- **Rare freehold**
- **No business rates to pay – subject to qualification ****
- **Good access to all local amenities**
- **Suitable for a variety of uses – hairdressing salon, beauticians, nail bar, general retail and office uses**

**4 WHITLEY ROAD, KEIGHLEY
WEST YORKSHIRE, BD21 1LN**

4 WHITLEY ROAD, KEIGHLEY WEST YORKSHIRE, BD21 1LN

Location

The subject property is situated on Whitley Road in a predominantly residential area. The property is just off Oakworth Road (B6143) and good access to all local amenities. Keighley Town Centre is approximately 1 mile away.

Description

Single storey detached salon/retail unit. The property is currently used as a hairdressing salon and in our opinion this use could continue successfully having a long history. The property could accommodate similar uses to include, beauticians, nail bar, office, general retail, dog grooming etc. Other uses could also be suitable subject to the necessary planning approvals being obtained.

Accommodation

Internal

Ground Floor

Front sales area / main salon area include 4 cutting stations and 2 wash stations

253 sqft 24 sqm

Lobby area to include kitchen and toilet area

83 sqft 7 sqm

Additional sales area

153 sqft 14 sqm

External

On street parking is 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: Shop & Premises
Rateable Value: £10,250
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

Guide Price

£110,000 to include good will

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9279-3002-0467-0790-7895>

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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