

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Compact Ground Floor Retail/Office Premises  
with basement  
463 sqft (43 sqm)



**GUIDE RENT – £5,000 PER ANNUM EXCLUSIVE**

- **Prominent main road frontage**
- **No business rates to pay – subject to qualification\*\***
- **Suitable for a variety of uses**
- **Useful basement accommodation**
- **Lease incentives to include rent free periods may be available – please speak to the agents.**

**26 KIRKGATE, SILSDEN  
WEST YORKSHIRE, BD20 0AL**

# 26 KIRKGATE, SILSDEN WEST YORKSHIRE, BD20 0AL

## Location

The subject property is prominently positioned on Kirkgate the main road through the centre of this popular town. All local amenities are within the immediate vicinity.

## Description

Compact ground floor retail accommodation which in our opinion could be suitable for a number of uses

## Accommodation

### Internal

### Ground Floor

Retail unit with display window and pedestrian entrance

194 sqft      18 sqm

### Basement

Storage room and toilet facilities

270 sqft      25 sqm

## 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: £4,050  
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

£5,000 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3813-7121-6275-0150-3204>

## 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

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

