

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# TO LET

Double Fronted Showroom/Retail Unit  
With Basement Storage  
1,900 sqft (177 sqm)



**GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE**

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley bus and train stations and the popular Airedale Shopping Centre**
- **Suitable for a variety of retail uses**

**78-80 CAVENDISH STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 3RL**

# 78-80 CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RL

## Location

The subject property occupies an extremely prominent position towards the top end of this parade of similar properties under the glass canopy on the favoured side of Cavendish Street. The property lies close to both the town's bus and railway stations.

## Description

The subject property comprises a substantial double fronted end of terrace unit within this Grade II Listed parade. The accommodation essentially comprises central entrance and is largely open plan in nature comprising.

## Accommodation

### Internal

#### Ground Floor

Open plan showroom retail unit

Built depth 37'  
Net frontage 30'  
Overall  
980 sqft                      91 sqm

#### Basement

Store to include wc and hand basin  
444 sqft                      41 sqm

Store  
481 sqft                      45 sqm

### External

Limited on street parking is available throughout sections of Cavendish Street

## 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: £14,750  
Uniform Business Rate for 2024/2025: £0.499

## 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

£20,000 per annum exclusive

## 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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