

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Fully Let Fish & Chip
Restaurant & Takeaway
2,856 sqft (265 sqm)



GUIDE PRICE - £250,000

- **Rare investment opportunity**
- **The property is let for a period of 10 years from the 2nd March 2022.**
- **Situated on Lawkholme Lane lying close to its junction with Cavendish Street.**

**54 LAWKHOLME LANE KEIGHLEY
WEST YORKSHIRE, BD21 3DX**

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Location

The property is situated on Lawkholme Lane lying close to its junction with Cavendish Street. It is situated within the town's central shopping area.

Description

The property comprises a building of relatively modern style planned over two floors and currently occupied and operated as a Fish & Chips Restaurant and Takeaway.

Accommodation

Internal

Ground Floor

Takeaway plus restaurant and kitchen/preparation

In all 1,428 sqft 132.66 sqm

First Floor

Further restaurant accommodation plus storage and kitchen/preparation

In all 1,428 sqft 132.66 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: £10,000
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

£250,000

Tenancies

The property is let for a period of 10 years from the 2nd March 2022. The rent for the period 1st November 2022 to 1st March 2027 is £19,200. From the 2nd March 2027 to the 1st March 2032 it is £24,000 per annum.

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9720-3977-0314-0050-3004>

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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