

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Excellent Undercover Shopping Centre with Large Car Park
15,528 sqft (1,443 sqm)
Site of just under 1 Acre



GUIDE RENT - £80,000 PER ANNUM EXCLUSIVE

- **Prominent roadside position**
- **Adjacent to Sainsbury's Supermarket**
- **Close to its junction with Cavendish Street**
- **Suitable for a variety of uses – S.T.P**

**CAVENDISH COURT, LAWKHOLME LANE,
KEIGHLEY, BD21 3DY**

CAVENDISH COURT, LAWKHOLME LANE, KEIGHLEY, BD21 3DY

Location

The property is situated on Lawkholme Lane lying close to its junction with Cavendish Street and adjacent to Sainsbury's Supermarket. It is well positioned and convenient for all local amenities including the town centre bus station and Airedale Shopping Centre.

Description

The property offers excellent undercover shopping with a range of individual shop units and open plan central covered area. The site in our opinion could be used for a variety of commercial and retail uses.

To the rear of the building is a sizeable private car park.

Accommodation

Internal

Ground Floor

Individual shop units with open plan covered area

In all extends to 15,528 sqft 1,443 sqm

The total site area extends to little under 1 acre

External

Large private car park

Rateable Value

There are numerous assessments for the individual units. The rateable value will need to be reassessed if occupied as one.

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

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£80,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7005-4003-6487-7945-1425>

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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www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

