

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Prominent Town Centre Retail/Showroom Unit
1,057 sqft (98 sqm)
Suitable for a variety of uses (S.T.P) to include Hairdressers,
Beauticians, Nail Bar etc



GUIDE RENT - £8,500 PER ANNUM EXCLUSIVE

- **Prominent Town Centre location**
- **Close to all local amenities to include Keighley bus and train stations and the Airedale Shopping Centre**
- **No business rates to pay – subject to qualification****
- **Suitable for a variety of uses (STP)**

**61B CAVENDISH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 3RB**

61B CAVENDISH STREET, KEIGHLEY WEST YORKSHIRE, BD21 3RL

Location

The subject property with return frontage to Hanover Street occupies an extremely prominent position on Cavendish Street enjoying good levels of footfall being one of the towns principal shopping streets. The property is within walking distance of the Town's Bus and Railway Stations and the Airedale Shopping Centre.

Description

Retail unit with large display windows onto both Hanover Street and Cavendish Street.

Accommodation

Internal

Ground Floor

Retail/sales area with display windows onto Cavendish Street and Hanover Street

247 sqft 23 sqm

Rear workroom (potential sales area)

175 sqft 16 sqm

Basement

Storage accommodation

415 sqft 38 sqm

First Floor

Shard toilet facilities
Basic storeroom

220 sqft 20 sqm

External

On street parking is available throughout sections of Cavendish Street. A large multi-storey car park lies 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: £7,300

Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

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

Services

We understand that mains electricity and water are installed however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Terms

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

Guide Rent

£8,500 per annum exclusive

EPC

EPC commissioned

VAT

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

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.

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

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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