

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Garage/Workshop/Storage Accommodation  
2,832 sqft (263 sqm)



**GUIDE PRICE - £225,000**

- **Of interest to owner occupiers and investors**
- **Rare freehold opportunity**
- **Close to Crossflatts train station (Airedale Line). Services to Leeds, Bradford Foster Square and Skipton**
- **Good access to all local amenities**

**CASTLEFIELDS LANE, CROSSFLATTS  
BINGLEY, BD16 2AB**

# CASTLEFIELDS LANE, CROSSFLATTS BINGLEY, BD16 2AB

## Location

Castlefields Lane is situated within the Castlefields Industrial Estate which is immediately north of Bingley Town Centre approximately 5 miles north west of Bradford city centre and 2.5 miles east of Keighley town centre. The Estate is well placed for immediate access to the A650 Aire Valley Road and Bingley relief road both providing good road access to all Airedale Business Centres. Crossflatts railway station is within walking distance.

## Description

The property offers detached garage accommodation with a small office content and wc. The unit is accessible via a pedestrian and slide a side loading door. There is a small area of land the side of the building.

## Accommodation

### Internal

#### Ground Floor

Garage/works accommodation with slide a side loading door and wc

#### First Floor

Small office content to the rear of the building

2,832 sqft      263 sqm

### External

Loading area. Small are of land to the side elevation.

## Rateable Value

We have not been able to establish a Rateable Valuation for the subject property.

\*\*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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£225,000

## 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.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe 01535 600097/07966 300501  
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**[www.hayfieldrobinson.co.uk](http://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.

