

TO LET

Lower Ground Floor Works/Warehouse Accommodation with
enclosed Service Yard
8,039 sqft (747 sqm)



GUIDE RENT - £30,000 PER ANNUM EXCLUSIVE

- **Works/warehouse accommodation with small office content.**
- **Private parking and enclosed service yard**
- **Working height 11'6**
- **Additional ground floor office accommodation (2,640 sqft can also be made available (please enquire for further details))**

BEECH MILLS COMMERCIAL COMPLEX (AREA 1), SOUTH STREET, KEIGHLEY, WEST YORKSHIRE BD21 1AQ

BEECH MILLS COMMERCIAL COMPLEX (AREA 1), SOUTH STREET, KEIGHLEY, WEST YORKSHIRE BD21 1AQ

Location

Beech Mills Commercial Complex is situated approximately ½ a mile south of Keighley Town Centre, having good access to all local amenities and benefiting from frontage onto South Street (A629).

Description

The property offers lower ground floor works/warehouse accommodation with small office content and wc facilities, benefiting from a steel roller shutter access door (10') and a working height of 11'6". Externally there is a concrete surfaced service yard with palisade fence and gate.

Accommodation

Internal

Ground Floor

Works/warehouse accommodation with wc facilities

7,667 sqft 712 sqm

Office accommodation
12' x 12'

Office
12' x 19'

Overall 372 sqft 35 sqm

External

Concrete surfaced service yard

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: Workshop & Premises
Rateable Value: £16,000
Uniform Business Rate for 2025/2026: £0.499

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

£30,000 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/8279-8541-9105-6938-2982>

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, referencing where required and ID checks.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

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.



