

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Prominent Retail Unit with First Floor Office & Basement
1,739 sqft (162 sqm)



GUIDE PRICE - £450,000

- **Superb position within Keighley Town Centre lying close to the Airedale Shopping Centre and all local amenities**
- **Suitable for a variety of uses including consulting rooms, beauticians, financial/professional services**
- **LED lighting and air conditioning**
- **Recently refurbished to a high standard**
- **Vacant possession or can be part let – first floor accommodation producing £12,000 per annum**

62-64 LOW STREET, KEIGHLEY BD21 3PZ

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Location

The subject accommodation occupies a prominent position on Low Street within Keighley, having good access to all local amenities to include the Town's Bus and Railway Stations. Low Street links into East Parade which forms one of the main arterial routes through the Town and newly constructed Aldi.

Description

The subject accommodation comprises ground floor retail/sales accommodation with large display windows suspended ceilings with LED lighting and air conditioning. Toilet facilities are also located on the ground floor which includes a disabled wc. A basement offers storage accommodation. To the first floor again finished to a high standard are a number of offices, kitchen area and wc facilities.

Accommodation

Internal

Ground Floor

Communal entrance with stairs leading to first floor

Open plan sales area
686 sqft 64 sqm

Plus rear area
77 sqft 7 sqm

WC facilities

Basement

Storage accommodation
368 sqft 34 sqm

First Floor

Reception
120 sqft 11 sqm

Office
52 sqft 5 sqm

Office
161 sqft 15 sqm

Office
224 sqft 21 sqm

Kitchen
52 sqft 5 sqm

WC facilities

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: £21,250
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

Guide Price

£450,000

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2505-3065-0700-0800-8621>

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 reasonable for their own legal costs incurred during this transaction.

Further Information

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