



To Let / May Sell

- Suitable for a variety of uses
Subject to Planning
- Detached Former Doctor's
Surgery
- 448.51 sqm (4,826sqft)
- Attractive Heritage features

North Steet, Keighley, BD21 3AU

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

The subject property is situated on A629, which is the main road between Skipton and Halifax. North Street Surgery is a walk away from the centre of town. Keighley is a relatively large market town and a long established manufacturing town in the Aire Valley 8 miles north-west of Bradford and c10 miles north of Halifax.

Description

The subject property was originally a single dwelling but has been subject to a number of extensions and alterations. The current ground floor accommodation comprises 8 rooms currently used as reception, office space and clinical accommodation in the main building and extension plus 2 further clinical rooms in the outbuilding. The First-floor accommodation consists of 5 clinical rooms, a waiting room and a lobby. Externally there's a car park with circa 26 spaces.

Accommodation

Measured in accordance with the Royal Institute of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate gross internal areas:-

	Sqm	Sqft
Basement	45.36	488
Total Ground Floor	225.49	2,426
First Floor	177.70	1,912
Total	448.51	4,826

Business Rates

Rateable Value: £34,500
Standard Non-Domestic Multiplier 2023/24: 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The freehold interest is offered for sale by private treaty, inviting offers in the region of £350,000

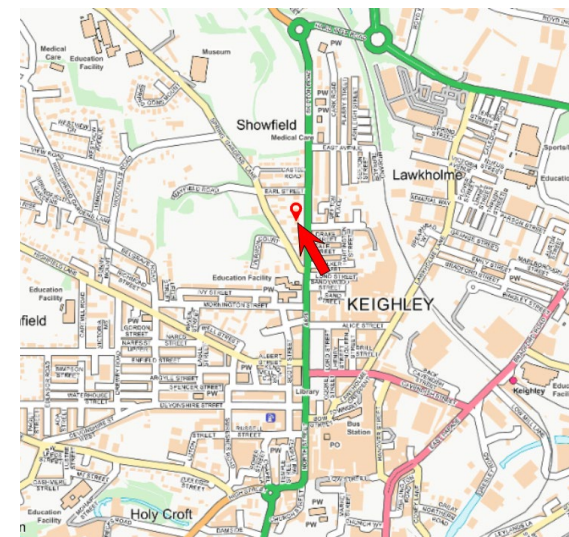
The property is also available to let for a term to be agreed and a rent of £30,000pa

Listing

The property is Grade II listed - REF 1134041

Legal costs

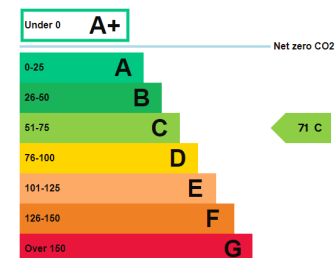
Each party to the transaction will be responsible for their own legal costs incurred.



VIEWING / FURTHER INFORMATION

Call 01133863100
Ref: Hedley Steel / hks@dacres.co.uk

This property's current energy rating is C.



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