

14 Low Street, Keighley
West Yorkshire, BD21 3PN



**MIXED USE INVESTMENT
OPPORTUNITY – PRIME LOCATION**

£260,000

Description

An excellent mixed use investment opportunity in a prime location on a busy high street, in the heart of Keighley, close to the church green.

The property comprising of a 963 sq ft commercial unit currently configured as a bar, benefiting from a cellar and kitchen space.

The upper parts comprise two tenanted residential apartments over the first and second floors. Apartment 1 consists of one bedroom and one bathroom and apartment two consists of two bedrooms and two bathrooms.

A potential projected combined of £23,880 pa could be achieved.

Keighley is located approximately 10 Miles Northwest of Bradford with Ilkley located only another 10 Miles in the other direction. Keighley benefits from a busy railway station with excellent links to Leeds and Bradford.

Terms

The commercial element currently achieves a rent of £10,500 pa. however, will be vacant from 1st November 2026. The flats will be subject to the tenancies in place as follows: Flat 1 – £565 pcm
Flat 2 – £550 pcm.

Rateable Value

Rateable Value: £9,100

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a rateable value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire. FSS will accept no liability for any changes to business rates
Small business rate relief may also be available.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

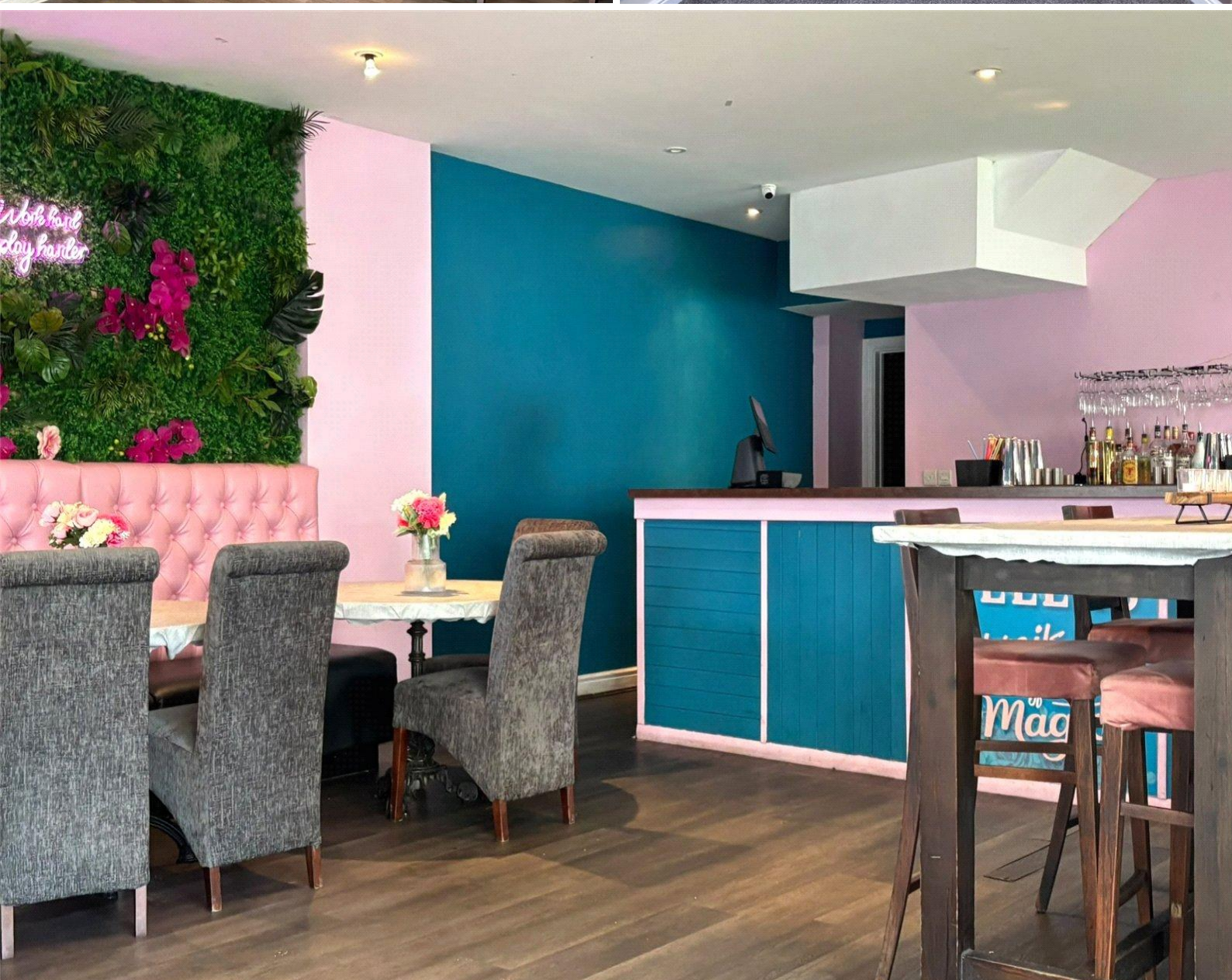
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

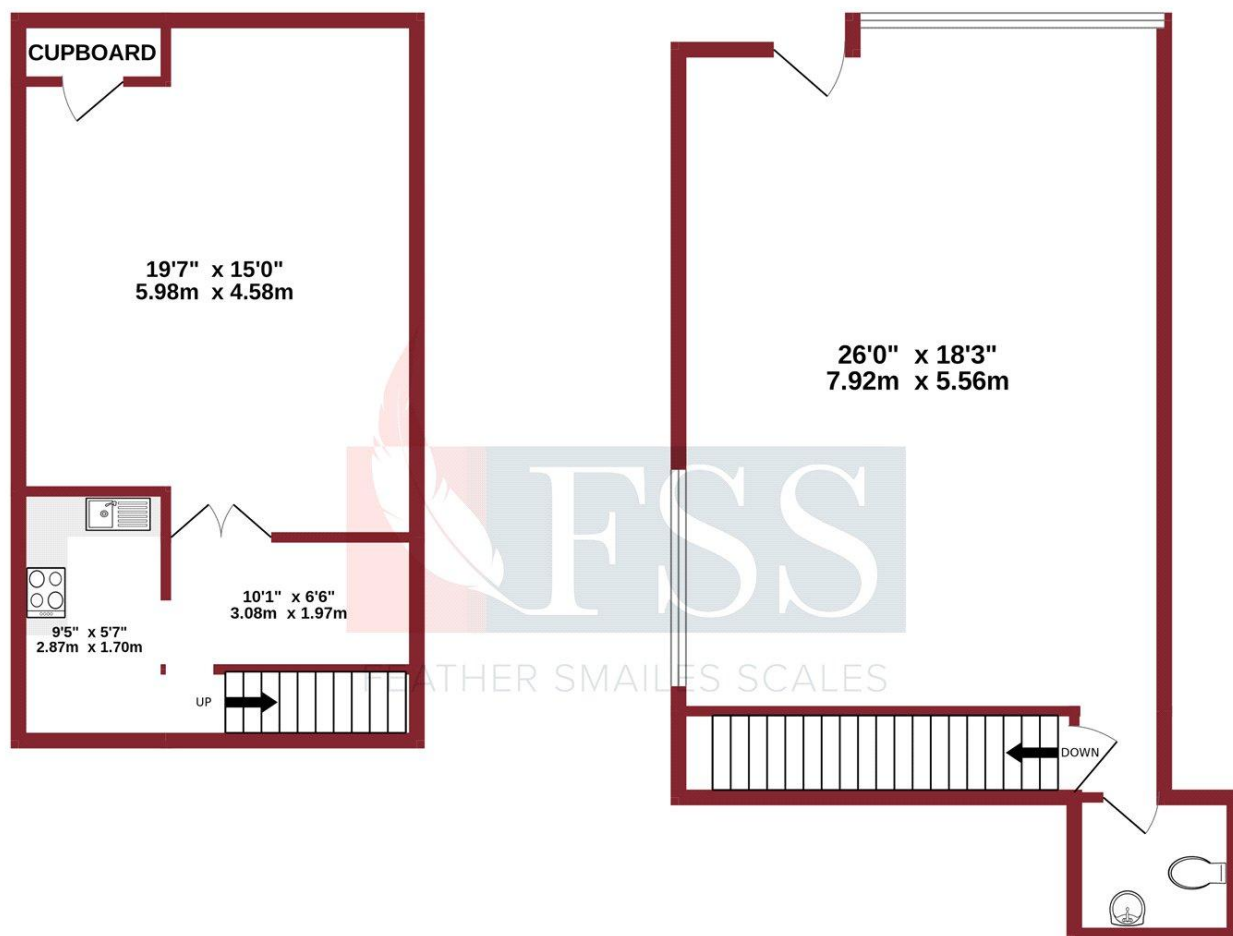
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



BASEMENT
406 sq.ft. (37.7 sq.m.) approx.

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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