

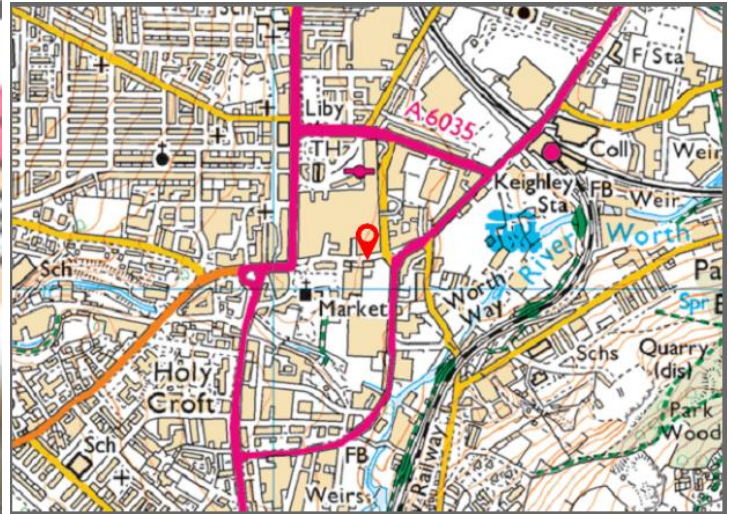
**GROUND FLOOR SHOP  
WITH UPPER PARTS**

**289 SQM (3112 SQFT)**



**62-64 LOW STREET  
KEIGHLEY  
BD21 3PT**

- TOWN CENTRE LOCATION
- SPACIOUS ACCOMMODATION ON 4 FLOORS
- LARGE DISPLAY WINDOW



### LOCATION

The property is situated in the town centre of Keighley adjacent to the car park for Morrisons supermarket and also the Airedale Shopping Centre. It sits at the southern end of Low Street near to its junction with Worth Way. Nearby occupiers include Greggs Bakery, Superdrug Halifax Bank and Subway..

### DESCRIPTION

The property comprises of 4 storey building with accommodation laid out at basement, ground, first and second floors. The ground floor accommodation has substantial display window, ideally to be used as some form of show room.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	92.3	994
First Floor	57.2	616
Second Floor	62.5	673
Basement	77	829
WC		

WC facilities are available at first floor level. There are also 2 car parking spaces.

### SERVICES

We understand the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

### RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Shop and premises	£18,500	£9,250

Transitional relief may affect the rates payable quoted.

### PLANNING

Whilst we have not had confirmation, it is assumed that the premises have been occupied under A1 retail use. All prospective tenants should make their own enquiries of the Local Planning Authority.

### RENTAL

£20,000 per annum exclusive.

### TENURE

Available by way of an effective new full repairing and insuring Lease for a term of five years or multiples of five years.

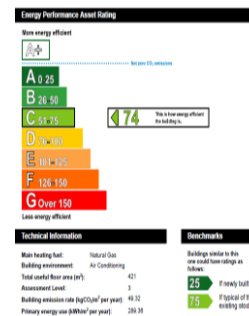
### VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable' legal costs in connection with the preparation of the Lease.

### EPC



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

Tel: 0113 266 7666

REF: AG0109  
SUBJECT TO CONTRACT

March 2020

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

