

FOR SALE



Central Keighley retail unit with  
substantial upper parts

62-64 LOW STREET, KEIGHLEY BD21 3PT

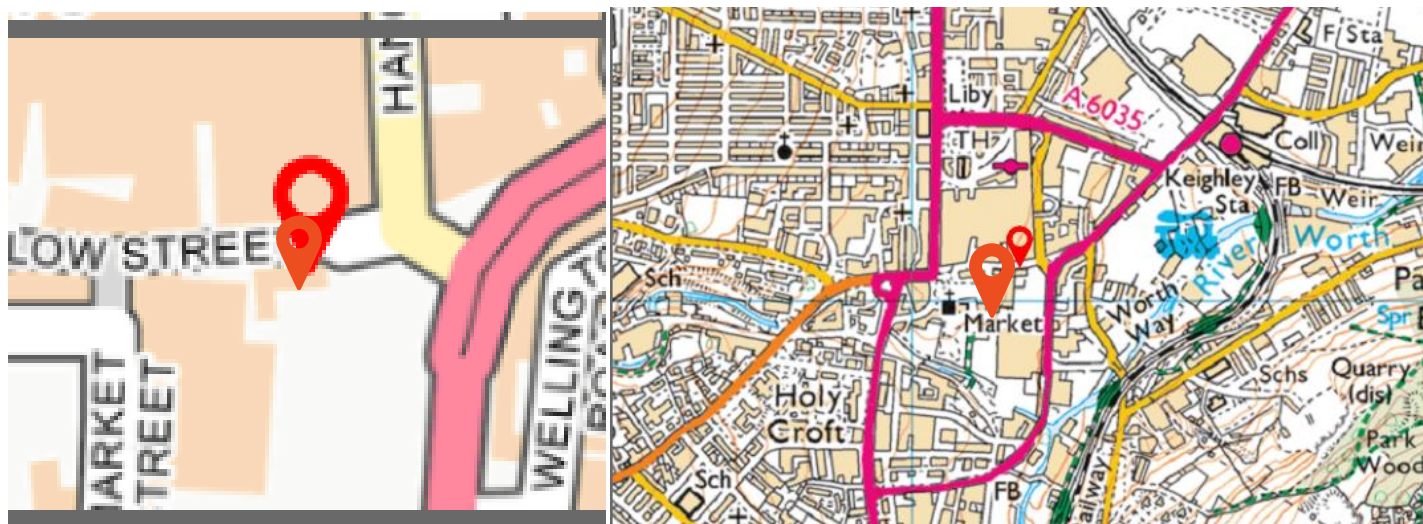


- Town Centre location
- Spacious accommodation on four floors
- Large display window
- Scope for part residential conversion (STP)

Offers in the region of  
£225,000

289 m2 (3,112 ft2)

## 62-64 LOW STREET, KEIGHLEY BD21 3PT



### 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

	m2	ft2
Ground Floor Sales	92.3	994
First Floor	57.2	616
Second Floor	62.5	673
Basement	77	829
WC		
<b>TOTAL</b>	<b>289</b>	<b>3,112</b>

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.

### RATEABLE VALUE

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.

### TERMS

The property is offered for sale at offers in the region of £225,000.

### VAT

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

### LEGAL COSTS

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

### EPC



Joint Agent:

Peter Heron, Sanderson Weatherall.

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### VIEWING

By appointment only

Nabarro McAllister

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REF: March 2022

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### 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.

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