

FOR SALE

N Nabarro
McAllister

Investment property in central Keighley
Retail leisure investment

13-15 LAWKHOLME CRESENT, KEIGHLEY, BD21 3NR

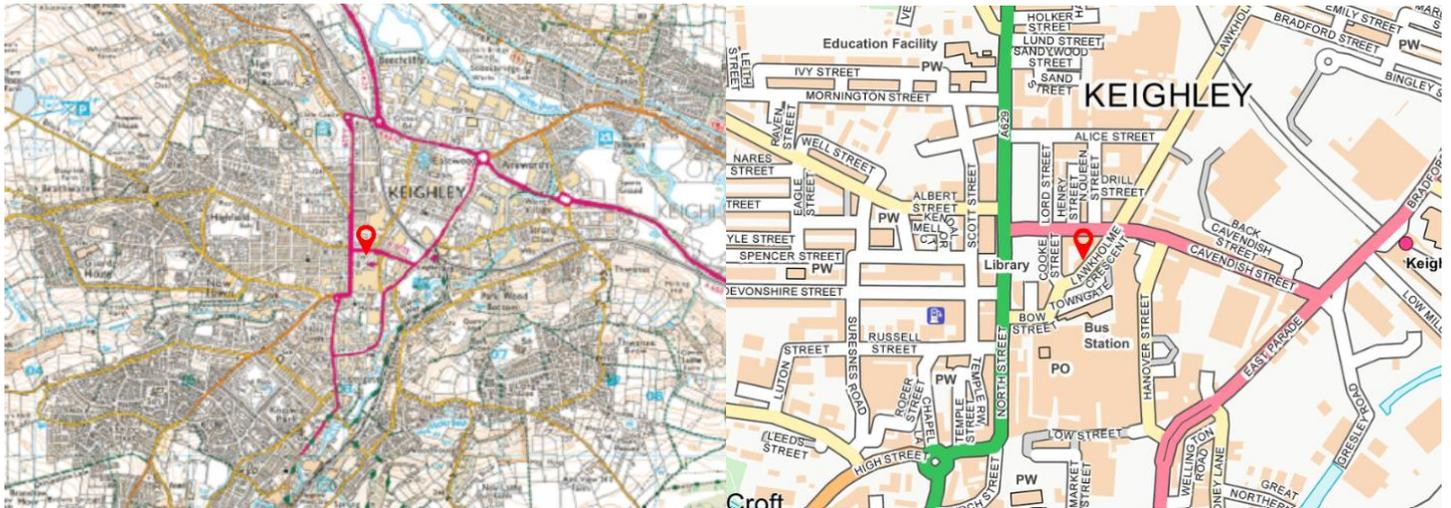


- Town centre location.
- Potential for residential conversion of vacant upper floors.

Offers in excess of
£295,000

342m²
(3,688ft²)

13-15 LAWKHOLME CRESENT, KEIGHLEY, BD21 3NR



LOCATION

The property is situated in the town centre of Keighley just off Cavendish Street immediately opposite the Keighley bus station. The Airedale Shopping Centre is within close walking distance. The property sits in the central part of Lawkholme Crescent between Cavendish Street and North Street.

DESCRIPTION

The property fronts directly onto the footpath and comprises disused basement, amusement arcade on the ground floor and three upper floors which are ripe for redevelopment into residential accommodation.

The property is of traditional construction with walls built in stone under a slated pitched roof. There are display windows to the front elevation and there is access at the rear via a cobbled yard.

The property has been used as an amusement arcade for over 20 years. The arcade is operated by RAL Ltd t/a Admiral and owned by Australian billionaire The Graff family. They are market leaders in amusement arcades and have over 250 UK outlets.

ACCOMMODATION

| | m2 | ft2 |
|----------------------|------------|--------------|
| GROUND FLOOR – SALES | 98 | 1,054 |
| BASEMENT | 58 | 624 |
| FIRST FLOOR | 83 | 896 |
| SECOND FLOOR | 80 | 864 |
| THIRD FLOOR | 23 | 250 |
| TOTAL | 342 | 3,688 |

SERVICES

We understand that the property benefits from mains water, electric and drainage. No test of the services has been made. The purchaser should rely on their own investigations.

RATEABLE VALUE

The property has the following entries in the 2023 Rating List. We have also listed the 2026 Rateable Value which will be applicable from the 1st April. Interested parties should confirm these with the Local Authority.

| Rateable Value (2023) | Estimated rates payable |
|-----------------------------|-------------------------|
| £9,500 | Approx. £4,750 |
| Amusement Arcade & Premises | |
| Rateable Value (2026) | Estimated rates payable |
| £8,600 | Approx. £4,300 |

PLANNING

Historically, the property was used as a betting office and amusement arcade but change of use was granted in 1981 for amusement arcade use wholly on the ground floor. There remains potential for redevelopment of the upper floors, subject to planning permission.

TENANCIES

The lease is dated 7th June 2021 for a contractual term of 10 years from 7th June 2021 at an annual rent of £25,000 per annum. The lease is held on full repairing and insuring terms. A copy of the lease is available from the selling agents on application.

TERMS

The property is offered for sale, subject to the existing Lease at an asking price of offers in the region of £295,000. The proposal shows an initial yield of just below 8.5%.

VAT

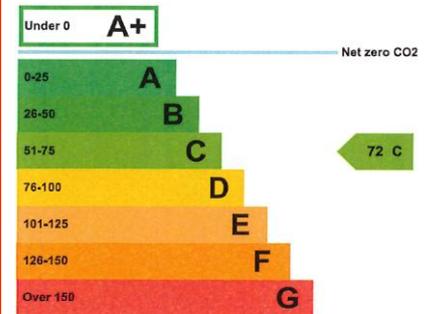
Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

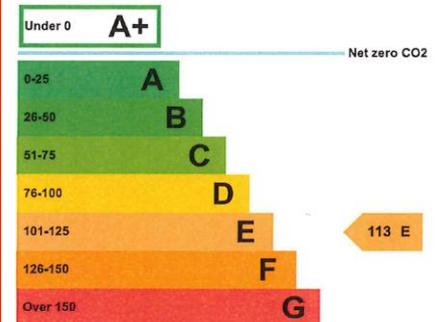
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Ground floor and basement.



First and second floors.



VIEWING

By appointment only
Nabarro McAllister

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March 2026



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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