

FOR SALE – INVESTMENT
PROPERTY

Central Keighley

Retail Leisure Investment

 Nabarro
McAllister

58 LOW STREET, KEIGHLEY BD21 3PT

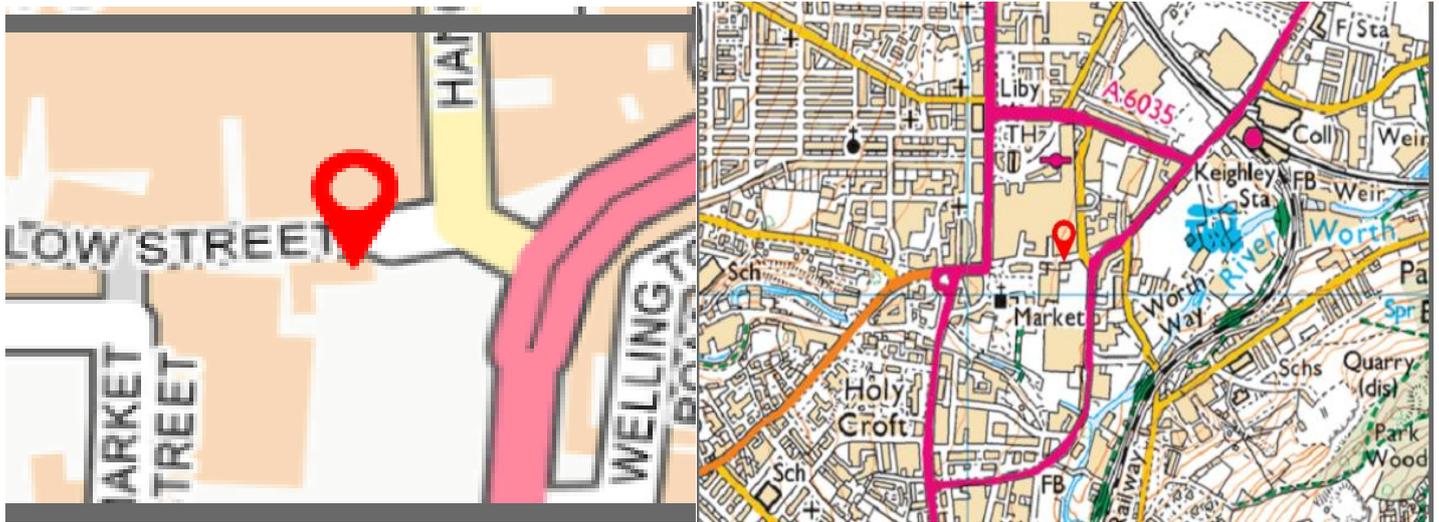


- Town Centre location.
- Café on upper floor.
- Business with long term occupation.

Offers in the region of £350,000

192 m²
(2,068 ft²)

58 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 towards 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 occupies a corner position in a pedestrianised street close to the entrance to the Airedale Shopping Centre and the Market Hall. The building is constructed in brick with part rendered covering and part stone facing with display window to Low Street with short return frontage.

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		
Amusement Arcade	55	595
Kitchen	3	30
FIRST FLOOR		
Café and Kitchen	60	643
W.C		
SECOND FLOOR		
Roof space storage	74	800
TOTAL	192	2,068

SERVICES

The property benefits from mains water, drainage and electric. Please note that neither service connections or any appliances have or will be tested prior to completion.

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
£15,250	Approx. £7,625
Amusement Arcade & Premises	
Rateable Value (2026)	Estimated rates payable
£13,500	Approx. £6,750

PLANNING

The property is believed to have planning consent for its current use as an amusement arcade with café at first floor level. Purchasers should make their own enquiries with the Local Authority. The permission for the café use at first floor level was granted in 2001.

LEASE

The lease is dated 7th June 2021 for a contractual term of 10 years from 7th June 2021 at an annual rent of £30,000 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 £350,000. The proposal shows an initial yield of just over 8.5%.

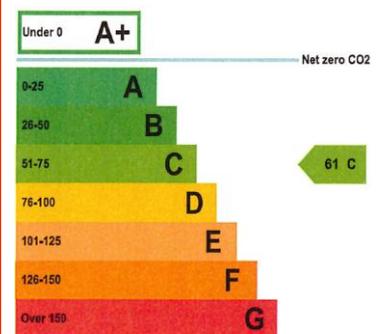
VAT

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



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

March 2026

Nabarro McAllister

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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