

47 LOW STREET, KEIGHLEY

Freehold or Leasehold Available

M&S

EST. 1884

savills

LOCATION

The property is situated in a prime corner location with a dual entrance onto both Low Street and Airedale Shopping Centre. Retailers within close proximity include **Beales, New Look, Superdrug, Costa, Boots** and **W H Smith**.

ACCOMMODATION

The property is arranged over three floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	14,135	1,313.2
First Floor	13,107	1,217.7
Second Floor	1,211	112.5
Total Area	28,453	2,643.4

*The property is available as a whole or on a split.

TENURE

The Premises is available Freehold / part Long Leaseholds with full vacant possession.

*the Long Leasehold relates to the rear of the premises and is due to expire 2066 at a passing rent of £21,500 pa – further details available upon request.

Alternatively, the premises is available by way of a new full repairing and insuring lease on whole or part.

PRICE

We have instructions to seek unconditional offers in the region of **£500,000 (Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT for the Freehold/LLH interest.

Rental information available upon request.



47 LOW STREET, KEIGHLEY

Freehold or Leasehold Available

M&S

EST. 1884

savills

SERVICE CHARGE

There is an annual Service Charge of £40,977 pa.

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £179,000 pa

UBR Rate (2018/19): 49.3p

Rates Payable: £88,247 pa

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Josh Howe
jhowe@savills.com
0113 2201239
07896 084 299

Ben Chislett
bchislett@savills.com
020 7409 8153
07940 707 554

Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | October 2018

