# 47 LOW STREET, KEIGHLEY

### Freehold or Leasehold Available

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### **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

<sup>\*</sup>The property is available as a whole or on a split.

### **TENURE**

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

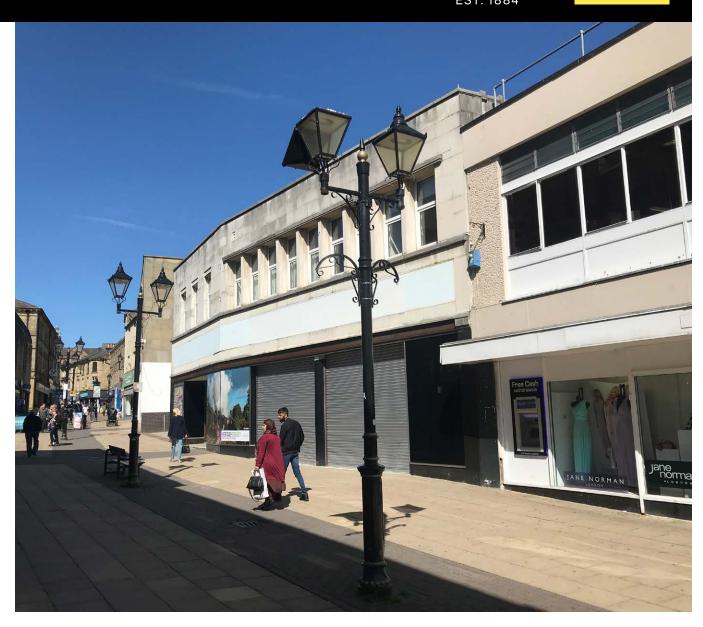
\*the Long Leasehold relates to the rear of the premises and is due to expire 2066 at a passing rent of £21,500 pa further details available upon request.

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.



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### **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 Ben Chislett

jhowe@savills.com bchislett@savills.com 0113 2201239 020 7409 8153 07896 084 299 07940 707 554

#### Important Notice

Savills and their clients give notice that

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on
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  particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of
  fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily
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