

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Substantial Property Essentially Two Buildings Occupied as One
For Many Years Occupied as a Furniture Retail & Restoration
Workshop

Development Potential – of Interest to
Investors Developers & Owner Occupiers



GUIDE PRICE REDUCED - £95,000

- **Prominent Roadside position adjacent to South Street (A629)**
- **Extensive Accommodation over four floors**
- **Development Potential Possibly a mix of retail & residential accommodation subject to planning permission**

**124/126 SOUTH STREET, KEIGHLEY
WEST YORKSHIRE, BD21 1EN**

124/126 SOUTH STREET, KEIGHLEY WEST YORKSHIRE, BD21 1EN

Location

The property is prominently situated adjacent to South Street (A629) a busy route into and out of Keighley. The property is highly visible. The town centre is around ½ a mile away.

Description

The property comprises an inner terraced building of substantial nature. In original form it was two properties but has been occupied and operated as one for many years as a furniture retail & restoration business.

The accommodation is planned over two principal floors plus basement & attic. To the rear there is a yard area.

Accommodation

Ground Floor

Retail 14'8 x 13'4
Retail 15' x 14'5
Workshop 14'10 x 13'6
Workshop 11'7 x 12'9

Basement

Cellar 13' 9 x 13'3
Cellar 13' 10 x 14'6

1st floor

Front room 14' x 13'3
Front room 14'9 x 14'2
Rear room 13'7 x 9'7
Rear room (bathroom) 11'7 x 10'2

Second floor

Attic room 13'6 x 13'5
Attic room 14' x 13'8

Across ground & first floors the accommodation overall extends to approximately 1,566 sqft 145 sqm.

External

Yard area to the rear

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £4,050
Uniform Business Rate for 2020/2021: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

£95,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe - 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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Energy Performance Certificate

Non-Domestic Building



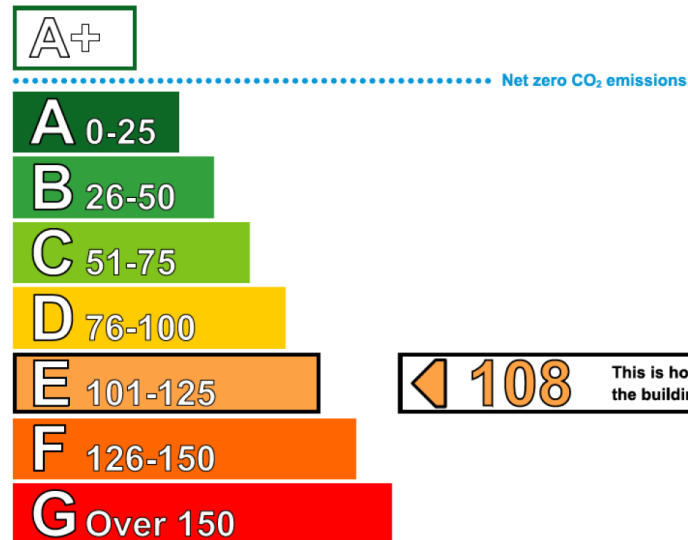
124-126 South Street
KEIGHLEY
BD21 1EN

Certificate Reference Number:
0170-0931-8399-1501-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	229
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	71.1
Primary energy use (kWh/m ² per year):	420.56

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
77	If typical of the existing stock