

To Let

Brand new terrace of planning Class E units adjoining a new Aldi Foodstore and a McDonalds Drive Thru'



Keighley

Coney Lane, BD21 5JA

Units from 1,000 sq ft - 5,000 sq ft

Rent: £30 per sq ft

Location & Description:

- The subject property occupies an extremely prominent position off Coney Lane, Keighley bordering East Parade and Gresley Road on the fringe of the town centre.
- Bradford city centre lies 10 miles South and Skipton 8 miles North West.
- See attached plan.
- A mainly rectangular block which can accommodate Planning Class E uses and has been constructed so it has a flexible design with entrances to either side of both the car park and East Parade.
- It has a steel portal frame with new shop fronts and an eaves height of 8m.
- Pop-up drainage points and shop fronts are all installed ready for any sub-division. There is a concrete slate floor.
- There is a shared refuse area to one side and 40 on site car parking spaces – not designated – within the shared Aldi car park.

Demise:

Unit 1 2,000 sq ft (185.80 sq m)

Unit 2 1,000 sq ft (92.90 sq m)

Unit 3 1,000 sq ft (92.90 sq m)

Unit 4 1,000 sq ft (92.90 sq m)

Rent:

Rent quoted is £30 per sq ft

Lease:

Available by way of a new 10 year full repairing and insuring lease subject to an open market rent review at the end of Year 5.

Service Charge:

A service charge will be levied to cover the cost of external repairs to the common areas.

EPC:

A valid EPC certificate is not available as the units are not fitted out but the tenants must supply one on completion of any shop fit.

Legal and professional fees:

Each party to pay their own.

Rating Assessment:

The business rates are to be assessed by the Valuation Office Agency and applicants should make their own enquiries.

VAT:

VAT may be applicable and if so will be charged at the prevailing rate.

Date Prepared:

June 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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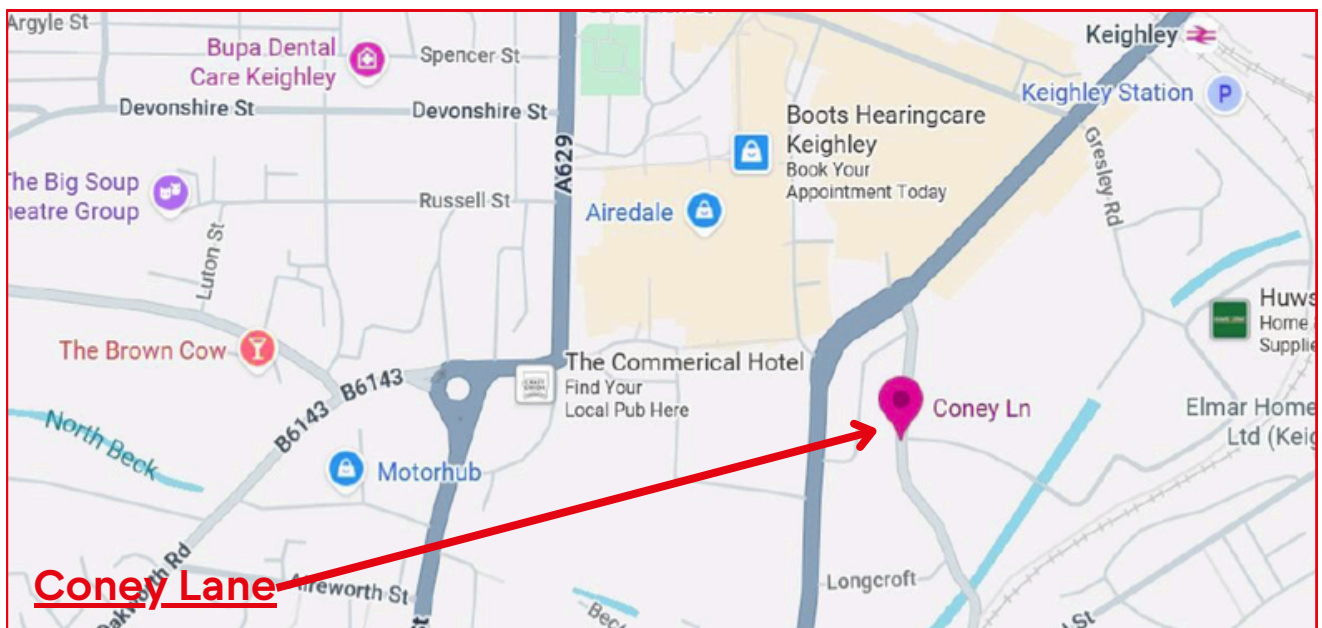
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