

To Let - Unit 2 Retail / F&B Unit

**Brand new terrace of units adjoining a new Aldi
Foodstore and a McDonalds Drive Thru'**



Keighley

Coney Lane, BD21 5JA

Units from 1,300 sq ft (120.77 sq m)
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.
- Unit 1 adjacent (3,700 sq ft) - under offer to a national restaurant operator, to open Q2 2026.
- Suitable for retail or catering offer - with dual frontages facing roadside and the car park.
- 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 3,700 sq ft (343.74 sq m) - **UNDER OFFER**

Unit 2 1,300 sq ft (120.77 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 this has been estimated at £3 per sq.ft.

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:

November 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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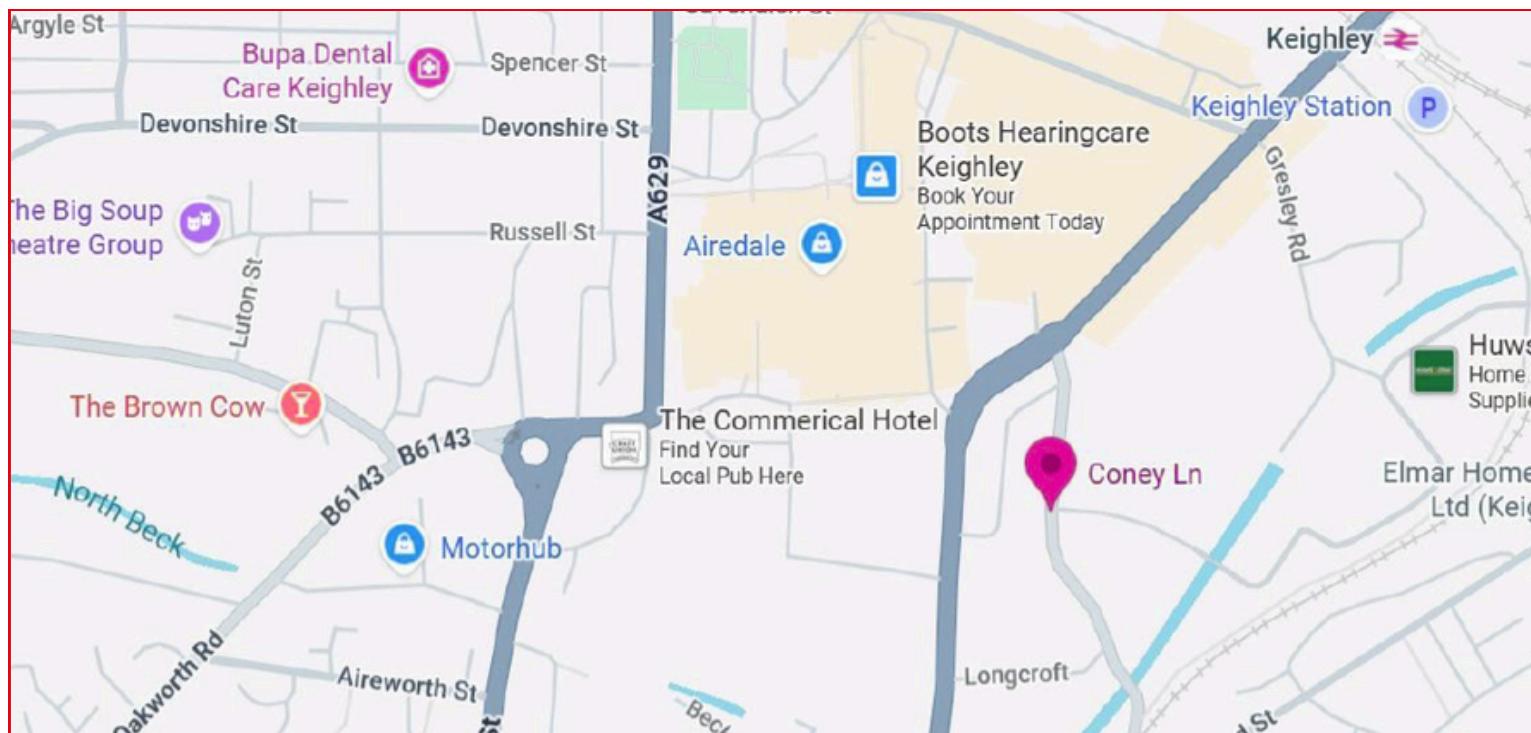
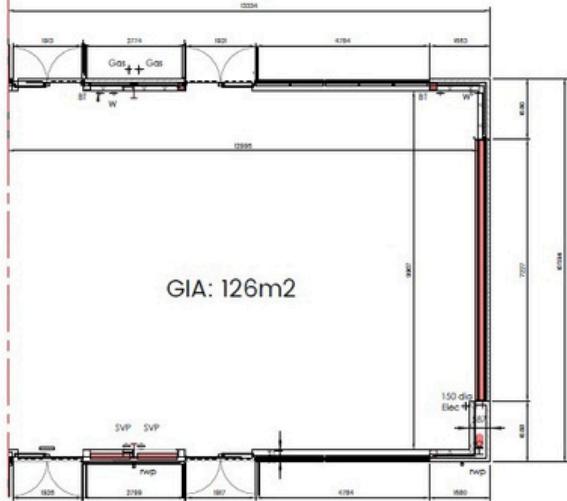
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Location Plan



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