

SHOPPING CENTRE PROPERTY / CLASS A1

6-8 College Walk, Airedale Shopping Centre, Keighley

**Rent: On application****Ground Floor Area**

737 Sq ft / 68 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob: 07715 678630****Email: james@barkerproudlove.co.uk**

Location:

The Airedale Centre is the principle shopping location in Keighley Town Centre. The scheme comprises over 50 retail units with multi-storey car parking. Key retailers include WH Smith, Boots and Next.

The unit is situated between Holland and Barrett and Thorntons and opposite Poundland. Other retailers nearby include Trespass, Claire's and Fragrance Shop.

Demise:	Sq Ft	Sq M
Ground Floor	737	68.47
First Floor	588	54.63

Rent:

Upon application.

Tenure:

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £40,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the current year stands at approximately £11,160.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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