



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

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2020 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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