

SHOPPING CENTRE PROPERTY / CLASS E

19 Cooke Lane, Airedale Shopping Centre, Keighley



**Rent: On application**

**Ground Floor Area**

1,320 Sq ft / 123 Sq M

**LET**

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

**Barker Proudlove**

**James Lamming**

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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 premises occupy an extremely prominent location adjacent to Bodycare and Peacocks and in close proximity to national retailers include Trespass, Card Factory, Three and British Heart Foundation.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1,320	122.63
First Floor	410	38.09

**Rent:**

Upon application.

**Tenure:**

The unit is available by way of a new full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £37,000.

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 £11,782.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

January 2021

Subject to Contract

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