Barker Proudlove

Leeds Office: 0113 388 4848
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SHOPPING CENTRE PROPERTY / CLASS E

1 College Walk, Airedale Shopping Centre, Keighley



TO LET

Rent: **On application**

Ground Floor Area
673 Sq ft / 63 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 premises occupy an extremely prominent corner location adjacent to Claires Accessories and Vodafone and opposite Trespass with other national retailers in close proximity including Bodycare, WH Smith, Three and Poundland.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	673	62.52
First Floor	217	20.16

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 £36,000.

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 £18,144 per annum.

EPC:
Energy Performance Asset Rating - Available on request

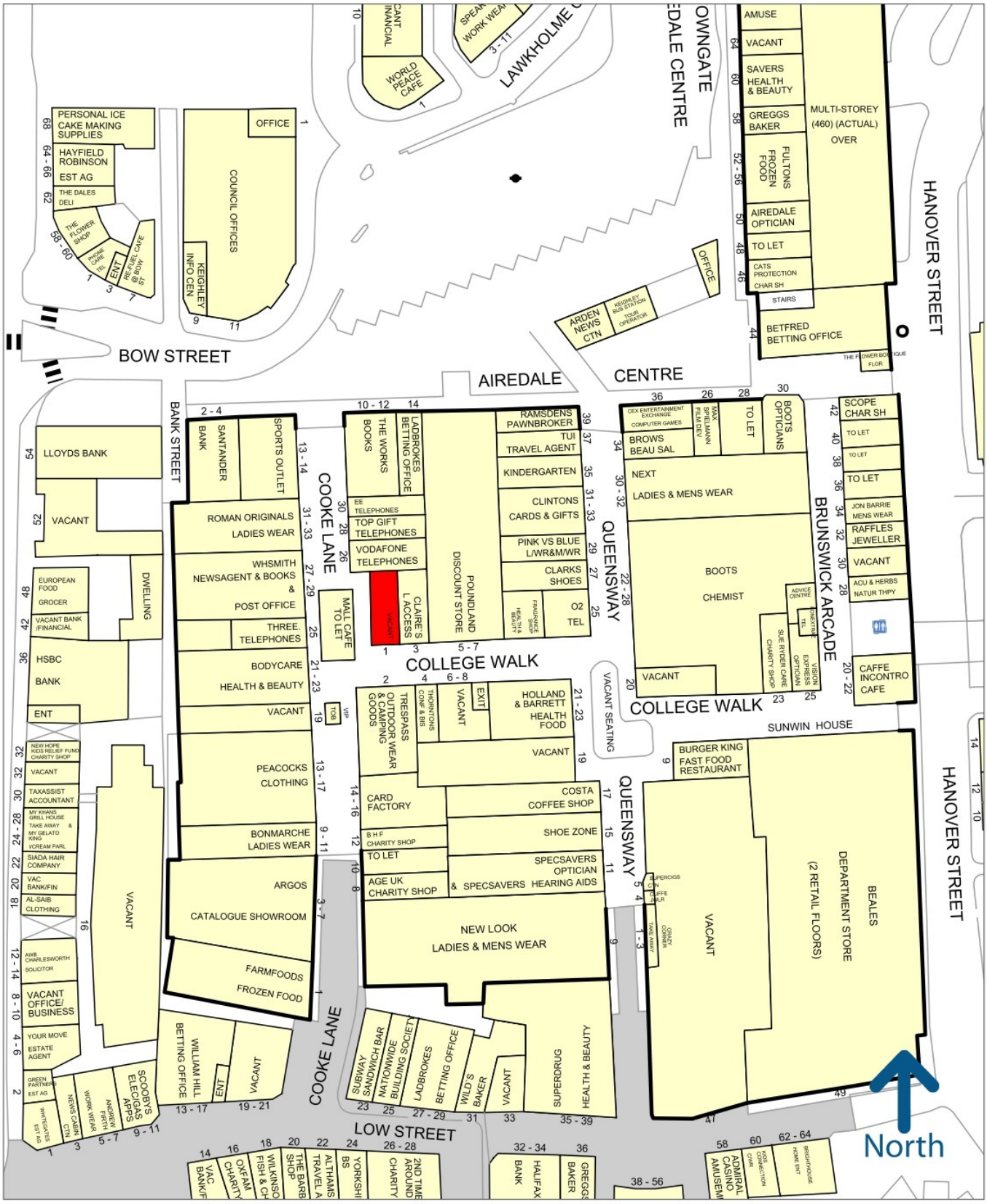
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
January 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. January 2021


BOW STREET
AIREDALE CENTRE
HANOVER STREET
BANK STREET
COOKE LANE
QUEENSWAY
BRUNSWICK ARCADE
COLLEGE WALK
LOW STREET
SUNWIN HOUSE
LAWKHOLME
OWNGATE
EDALE CENTRE
PERSONAL ICE CAKE MAKING SUPPLIES
HAYFIELD ROBINSON EST AG
THE DALES DELI
THE FLOWER SHOP
REFUEL CAFE @ BOW ST
OFFICE
COUNCIL OFFICES
KEIGHLEY INFO CEN
WORLD PEACE CAFE
ARDEN NEWS CTN
KEIGHLEY BUS STATION
TOUR OPERATOR
AMUSE
VACANT
SAVERS HEALTH & BEAUTY
GREGGS BAKER
MULTI-STOREY (460) (ACTUAL) OVER
FULTONS FROZEN FOOD
AIREDALE OPTICIAN
TO LET
CATS PROTECTION CHAR SH
STAIRS
BETFRED BETTING OFFICE
LLOYDS BANK
VACANT
EUROPEAN FOOD GROCER
VACANT BANK /FINANCIAL
DWELLING
HSBC BANK
ENT
SANTANDER BANK
SPORTS OUTLET
ROMAN ORIGINALS LADIES WEAR
WHSMITH NEWSAGENT & BOOKS & POST OFFICE
THREE TELEPHONES
BODYCARE HEALTH & BEAUTY
VACANT
PEACOCKS CLOTHING
BONMARCHE LADIES WEAR
ARGOS CATALOGUE SHOWROOM
FARMFOODS FROZEN FOOD
THE WORKS BOOKS
LADBROKES BETTING OFFICE
EE TELEPHONES
TOP GIFT TELEPHONES
VODAFONE TELEPHONES
CLAIRE'S L'ACCESS
MALL CAFFE TO LET
POUNDLAND DISCOUNT STORE
RAMSDENS PAWNBROKER
TUI TRAVEL AGENT
KINDERGARTEN
CLINTONS CARDS & GIFTS
PINK VS BLUE L/WR&M/WR
CLARKS SHOES
O2 TEL
CEX ENTERTAINMENT EXCHANGE
COMPUTER GAMES
BROWS BEAU SAL
TO LET
BOOTS OPTICIANS
NEXT LADIES & MENS WEAR
BOOTS CHEMIST
VACANT
SCOPE CHAR SH
TO LET
TO LET
TO LET
JON BARRIE MENS WEAR
RAFFLES JEWELLER
VACANT
ACU & HERBS NATUR THPY
CAFFE INCONTRO CAFE
VACANT SEATING
TRESPASS OUTDOOR WEAR & CAMPING GOODS
THORNTONS CONF & BIS
VACANT
EXIT
HOLLAND & BARRETT HEALTH FOOD
VACANT
CARD FACTORY
COSTA COFFEE SHOP
B H F CHARITY SHOP
SHOE ZONE
TO LET
SPECSAVERS OPTICIAN & SPECSAVERS HEARING AIDS
AGE UK CHARITY SHOP
NEW LOOK LADIES & MENS WEAR
BURGER KING FAST FOOD RESTAURANT
VACANT
BEALES DEPARTMENT STORE (2 RETAIL FLOORS)
NEW HOPE KIDS RELIEF FUND CHARITY SHOP
VACANT
TAXASSIST ACCOUNTANT
MY KHANS GRILL HOUSE TAKE AWAY & MY GELATO KING I/CREAM PARL
SIADA HAIR COMPANY
VAC BANK/FIN
AL-SAIB CLOTHING
AWB CHARLESWORTH SOLICITOR
VACANT OFFICE/ BUSINESS
YOUR MOVE ESTATE AGENT
GREEN PARTNER EST AG
WHITCOATES EST AG
NEWS CABIN CTN
WORK WEAR
ANDREW FIRTH
SCOOBYS ELECTRICAL APPS
WILLIAM HILL BETTING OFFICE
ENT
VACANT
SUBWAY SANDWICH BAR
NATIONWIDE BUILDING SOCIETY
LADBROKES BETTING OFFICE
WILD'S BAKER
VACANT
SUPERDRUG
HEALTH & BEAUTY
VAC BANK/FIN
OXFAM CHARITY
WILKINSON FISH & CH
THE BARBER SHOP
ALTHAMS TRAVEL A
YORKSHIRE BS
2ND TIME AROUND CHARITY
HALIFAX BANK
GREGGS BAKER
ADMIRAL CASINO AMUSEM
North