

SHOPPING CENTRE PROPERTY / CLASS A1

35 Queensway Airedale Shopping Centre, Keighley BD21 3PY

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

845 Sq ft / 79 Sq M

WITHDRAWN**Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob:** 07715 678630**Email:** james@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@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 TUI and Clintons opposite Next and in close proximity to Boots and Browns.

Demise:	Sq Ft	Sq M
Ground Floor Sales	845	78.5
First Floor Ancillary	404	37.53

Rent:

Upon application.

Tenure:

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 £17,500.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the current year stands at approximately £11,230 per annum..

EPC:

Energy Performance Asset Rating - D

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:

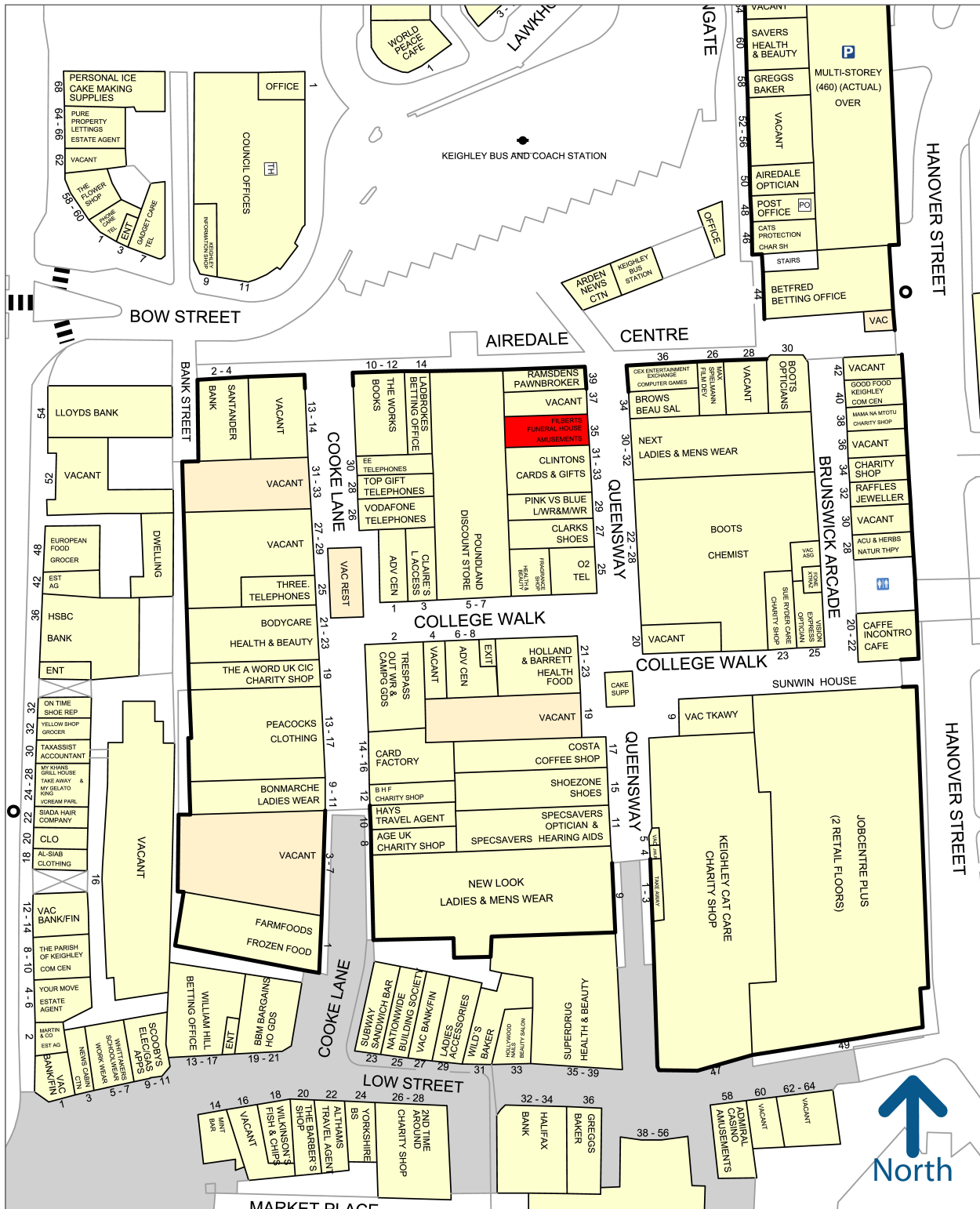
February 2020

Subject to Contract

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Keighley



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