

SHOPPING CENTRE PROPERTY / CLASS A1

10-12 Bow Street, Airedale Shopping Centre, Keighley



Rent: On application

Ground Floor Area

1,811 Sq ft / 168 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Lamming

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Location:

The premises occupy a strong entrance position on Bow Street situated opposite the town's bus station.

The unit benefits from an entrance inside the scheme, plus a prominent external return frontage. Nearby retailers include Burtons, WH Smith & Vodafone.

Accommodation:

The unit is arranged over ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1810	168.15
First Floor Ancillary	1028	95.5

Rent:

Upon Application

Tenure:

Subject to the Landlord securing formal vacant possession, the unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

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 £21,962.

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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