

SHOPPING CENTRE PROPERTY / CLASS E

6-8 Bow Street Airedale Shopping Centre, Keighley BD21 3PE



Rent: On application
Ground Floor Area
1,489 Sq ft / 138 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The premises occupy an extremely prominent entrance position on Bow Street situated opposite the town's bus station. The unit benefits from an entrance inside the centre on prime Cooke Lane.

Nearby retailers include Burtons, WH Smith, Vodafone & Game.

Accommodation:

The accommodation is arranged over the ground and first floor.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1489	138.33
First Floor Ancillary	457	42.46

Rent:

Upon Application

Tenure:

Subject to securing 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:

The unit has a rateable value assessment of £25,500.

For further details visit Gov.uk or contact the business rates department in 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 £19,130.

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:

May 2021

Subject to Contract

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