



SHOPPING CENTRE PROPERTY / CLASS A1

36 Brunswick Arcade Airedale Shopping Centre, Keighley



Rent: £15,000 PA

Ground Floor Area

507 Sq ft / 47 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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James Lamming

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Location:

The premises occupy a good location on Brunswick Arcade where a host of local and regional independents are situated, plus national multiples such as Next & Boots.

Demise:	Sq Ft	Sq M
Ground Floor Sales	507	47.1

Rent:

We are seeking a commencing rental offer in the order of £15,000 per annum exclusive.

Tenure:

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. Alternatively, short term occupancy may be considered with further details upon application.

Business Rates:

The unit has a 2017 rateable value assessment of £11,000.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £5,632.

EPC:

Energy Performance Asset Rating - E

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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