

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

WITHDRAWN**Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob:** 07715 678630**Email:** james@barkerproudlove.co.uk**Jack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 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 rateable value assessment of £5,400.

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 £6,490.

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:

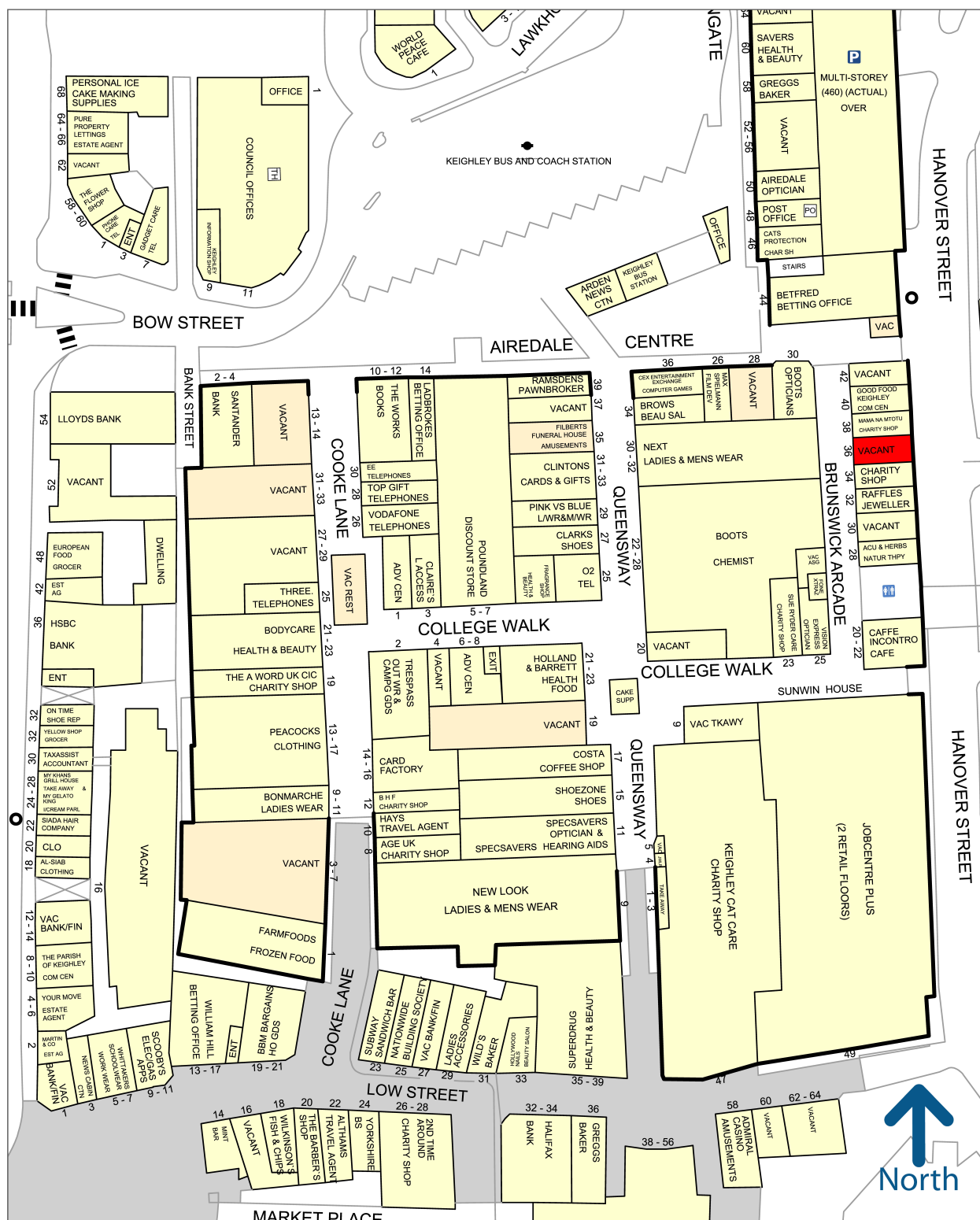
February 2020

Subject to Contract

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Keighley



Experian Goad Plan Created: 17/08/2023

Created By: Barker Proudlove Ltd

50 metres