

SHOPPING CENTRE PROPERTY / CLASS A1
20 Queensway, Airedale Shopping Centre, Keighley



Rent: On application
Ground Floor Area
826 Sq ft / 77 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Lamming

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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 opposite Holland and Barrett and Burger King and adjacent to Boots. Other retailers in the vicinity include O2 and Costa.

Demise:	Sq Ft	Sq M
Ground Floor Sales	826	76.74
First Floor Ancillary	556	51.65

Rent:

Upon application.

Tenure:

Subject to vacant possession, 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 unit has a 2017 rateable value assessment of £31,000.

For further details visit Gov.uk or contact the business rates department in 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 £10,672 per annum.

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:

February 2020

Subject to Contract

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