

SHOPPING CENTRE PROPERTY / CLASS A1

31-33 Queensway, Airedale Shopping Centre, Keighley

**Rent: £60,000 PA****Ground Floor Area**

1,732 Sq ft / 161 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob: 07715 678630****Email: james@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 unit is located along the prime mall Queensway, within the Airedale Shopping Centre. Retailers in close proximity include Boots the Chemist, Co-op, Vision Express, Burger King, Peacocks, Bon Marche, Romans and Costa.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1732	160.91
First Floor Ancillary	446	41.43

Rent:

We are seeking rental offers in the order of £60,000 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.

Business Rates:

The unit has a 2017 rateable value assessment of £58,500.

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 £17,035 per annum.

EPC:

Energy Performance Asset Rating - B

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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