



**3 HIGH STREET  
KEIGHLEY, BD21 2AA**



**TO LET**

**Attractive 3-Storey Grade II Listed Building  
Suitable for a Variety of Uses – Subject to Planning  
Available as a Whole or on a Floor by Floor Basis  
110 sq. m. (1,184 sq. ft.) to 315 sq. m. (3,391 sq. ft.)**

# 3 HIGH STREET, KEIGHLEY, BD21 2AA

## LOCATION

Situated on the southern side of Keighley Town Centre, the property occupies a prominent position fronting High Street at its roundabout junction with the A629 Bridge Street/North Street and the B6143 Oakworth Road. Immediately to the rear is Church Street, a one-way road which connects Bridge Street with North Street.

## DESCRIPTION

Attractive Grade II Listed historic building which retains a number of original features to include ashlar stone frontage and decorative stonework. The property offers accommodation across three levels which is available as a whole or on a floor by floor basis and is considered suitable for a number of uses – subject to planning approval.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	110 sq. m.	(1,184 sq. ft.)
First Floor	97 sq. m.	(1,044 sq. ft.)
Second Floor	108 sq. m.	(1,163 sq. ft.)
<b>Total</b>	<b>315 sq. m.</b>	<b>(3,391 sq. ft.)</b>

Please Note: measurements have been scaled from Architects plans and will require checking on site.

## SERVICES

The property is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. The property is to be refurbished and individual requirements will be discussed with potential lessees.

## RATING ASSESSMENT

The property is currently assessed for Business Rates purposes as follows:-

Description: Shop and Premises  
Rateable Value: £7,700

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £ - assuming no transitional relief.

Should the property be sub-divided it will require reassessment for Uniform Business Rate purposes.

## TERMS

The property is available to let as a whole or on a floor by floor basis for a term not less than 3 years and on a full repairing and insuring basis.

## RENTAL

Ground Floor	£20,000 Per Annum
First Floor	£6,000 Per Annum
Second Floor	£6,000 Per Annum
As a whole	£30,000 per annum

## LEGAL COSTS

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the usual contractual documentation.

## ENERGY PERFORMANCE CERTIFICATE

It is understood an Energy Performance Certificate (EPC) is not required given the property's Grade II Listing.

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## VIEWING

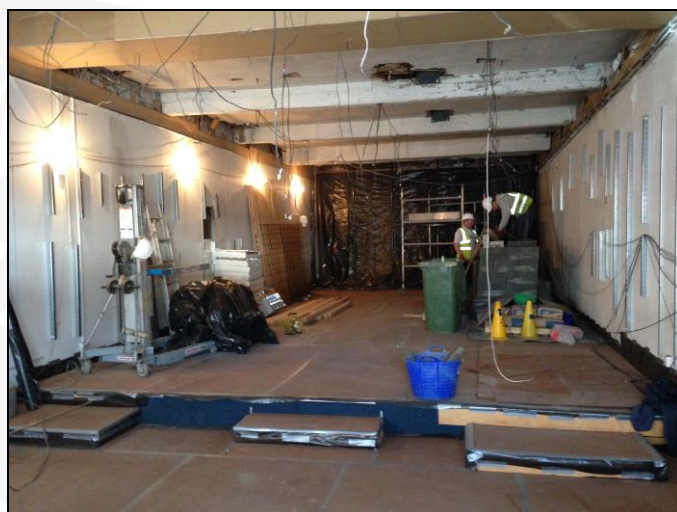
Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049