

PROMINENT SHOP FOR SALE



16 LOW STREET, KEIGHLEY, BD21 3PN

LOCATION/SITUATION

The property occupies a prominent location fronting Low Street in Keighley town centre.

Nearby occupiers in the immediate vicinity include William Hill, Althams Travel, Yorkshire Building Society, Nationwide, New Look, Farm Foods and Subway.

The covered Airedale Shopping Centre is also within 100 yards of the property and home to several local and national retailers.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.48m	17'11"
Internal Width	4.44m	14'7"
Shop Depth	12.69m	41'8"
GF Sales	51.32 sq.m	552 sq.ft
GF Ancillary/Staff	9.99 sq.m	107 sq.ft
FF Storage	40.33 sq.m	434 sq.ft

DESCRIPTION

The property comprises a 2-storey mid terrace shop comprising ground floor sales with first floor staff/storage and basement storage.

To the rear there is a public car park which can be accessed from the property via a rear fire exit.

TENURE

We understand the property is freehold.

PRICE

We are seeking offers in excess of **£125,000**

RATES

We understand the property is assessed as follows:-

Rateable Value £10,000

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Currently awaiting reassessment

Tel: 0113 244 9020 / www.bht.uk.com

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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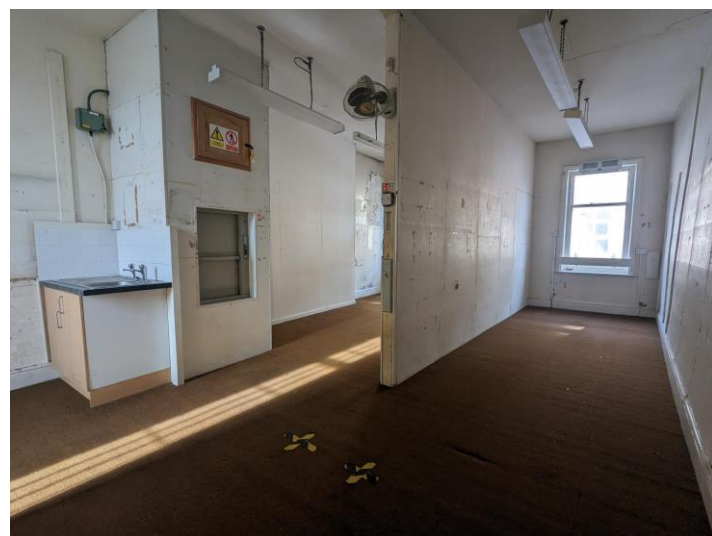
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Subject to Contract
Dec 23

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.