

UNIT 7, ALSTON RETAIL PARK KEIGHLEY, BD21 4AG

RETAIL WAREHOUSE | SHOWROOM PREMISES

TO LET



- Recently refurbished Retail Warehouse with roadside prominence
- 346 sq m (3,724 sq ft)
- £47,500 per annum exclusive
- Immediately available
- Adjacencies include B&Q, Dunelm, Carpetright & Home Bargains

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LOCATION

Keighley is a West Yorkshire town located approximately 9.5 miles north west of Bradford and 20 miles north east of Burnley. Alston Retail Park is situated to the north of the town, at the junction of the A650 which is the primary route to Bradford, and the A6035, a main arterial route to the town centre. The scheme has multiple access points via Bradford Road, Alston Road and Royd Ings Avenue.

Occupiers currently represented on the scheme include; B&Q, Dunelm, Carpetright, AHF, Home Bargains and the Yorkshire Linen Company.

DESCRIPTION

The property comprises a recently refurbished detached retail warehouse, prominently situated at the Bradford Road entrance to the scheme.

The unit is offered in shell condition with an amenity block to the rear right corner of the unit which comprises a WC and mess room with kitchenette.

ACCOMMODATION

The property comprises the following approximate gross internal floor areas:

	Sq M	Sq ft
Ground Floor	346	3,724

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TENURE

The property is available by way of an assignment of an existing lease which is held for a term of 10 years expiring **XX XX 2027**. The passing rent of £47,500 per annum is subject to an upwards only rent review effective **XX XX 2022**. There is a tenant's option to determine the lease on fifth anniversary of the term.

Offers are invited for our client's leasehold interest.

PLANNING

The current planning consent provides for use of the premises within Class A1 of the Town & Country Planning (Use Classes) Order 1987. There is a restriction preventing food retail from the unit.

Alternative uses will be considered subject to planning and superior landlord's consent.

Interested parties should make their own enquiries with Bradford Council.

RATING

We are advised that the Rateable Value for the property is £32,500 and the UBR for 2017/18 is 47.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at: www.gov.uk/calculate-your-business-rates.

ENERGY PERFORMANCE

Energy Performance Asset Rating – C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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