

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



**Detached commercial office
building with stores.**

Branwell House, Park Lane, Keighley, BD21 4QX.

Location

The subject property occupies a highly-prominent position at the junction of Park Lane and Parkwood Street in Keighley, just a few minutes drive from the centre of Keighley itself. Bradford is located approximately 10 miles to the south-east, whilst Leeds is located approximately 19 miles to the south-east. There is a train station in Keighley which is located just ½ mile to the north.



Description

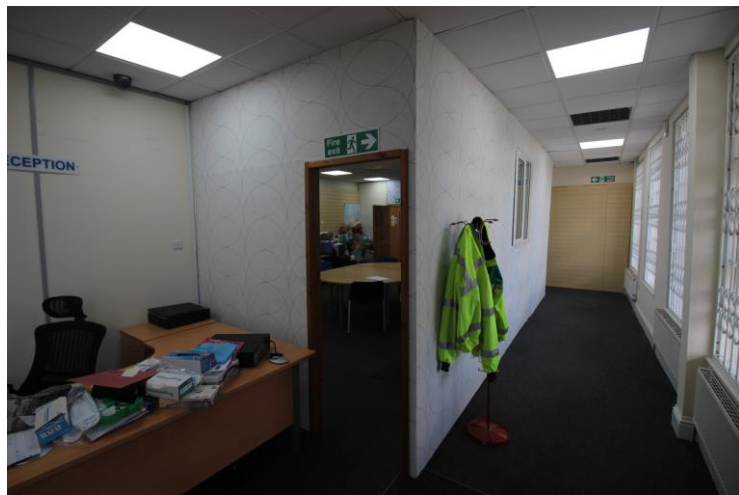
The subject property comprises of a detached commercial office building with basement stores. The development enjoys a large car park to the frontage, of which we understand there is a vehicular right of way to the adjacent railway line. The ground floor is accessed via a flight of steps which lead over basement stores that have the benefit of a loading door from the car park. The offices have been divided by the last Tenant by use of partition walling to create separate rooms which could easily be removed. There is a kitchen, separate gender toilet facilities and access to a loft. Access via stairs to the basement is afforded to the rear of the ground floor near the toilets. The property benefits from a gas-fired central heating system and all mains services.

Accommodation

Approximate net internal floor areas:

Floor	ft ²	m ²
Basement	1,214	112.79
Ground	1,543	143.35
Total	2,757	256.13









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £7,200, listed as “Offices & Premises”. Please note that this figure does not constitute the business rates payable.

— Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Planning

The property has been used for offices and stores. Interested parties are advised to consult the local planning authority regarding any alternative uses.

— Tenure

Freehold.

— Services

Mains gas, electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 78 (Band D). A copy of the EPC is available online or on request.

— Price

o/a £250,000



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

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