
TO LET



Keighley Station, Station Bridge, Keighley BD21 4HP

Prime retail Unit

156 Sq Ft
(14 Sq M)

- ✔ Retail opportunity
- ✔ Situated adjacent the ticket office and entrance
- ✔ Approximately 3,150 passengers a day (post COVID)
- ✔ Sales area, toilet and store



DESCRIPTION

On behalf of Northern, interested parties are invited to submit a business proposal for the Kiosk premises at Keighley Station.

The premises are situated adjacent to the ticket office windows and facing all those who enter the station through the ticket hall.

The station is listed as being of special architectural interest and has appeared in films such as Pink Floyds 'The Wall' and more recently, the TV programme Peaky Blinders.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	156	14

LOCATION

Keighley Station is situated on the Airedale line with services to Leeds, Bradford Forster Square, Morecambe and Carlisle. The station is also the northern terminus of the heritage services to Oxenhope on the Keighley & Worth Valley Railway.

The station is an approximate 10 minute walk from the town centre.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £37,100

Typical Occupation: Professional Occupations

Households with no car: 27.57%

Level 4 Qualifications or above: 21.63%

NEARBY ATTRACTIONS

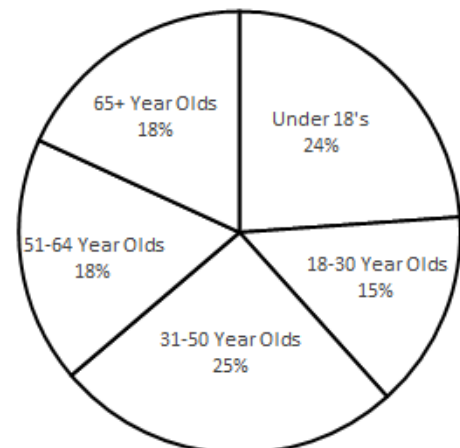
HR Keighley & Worth Valley Railway

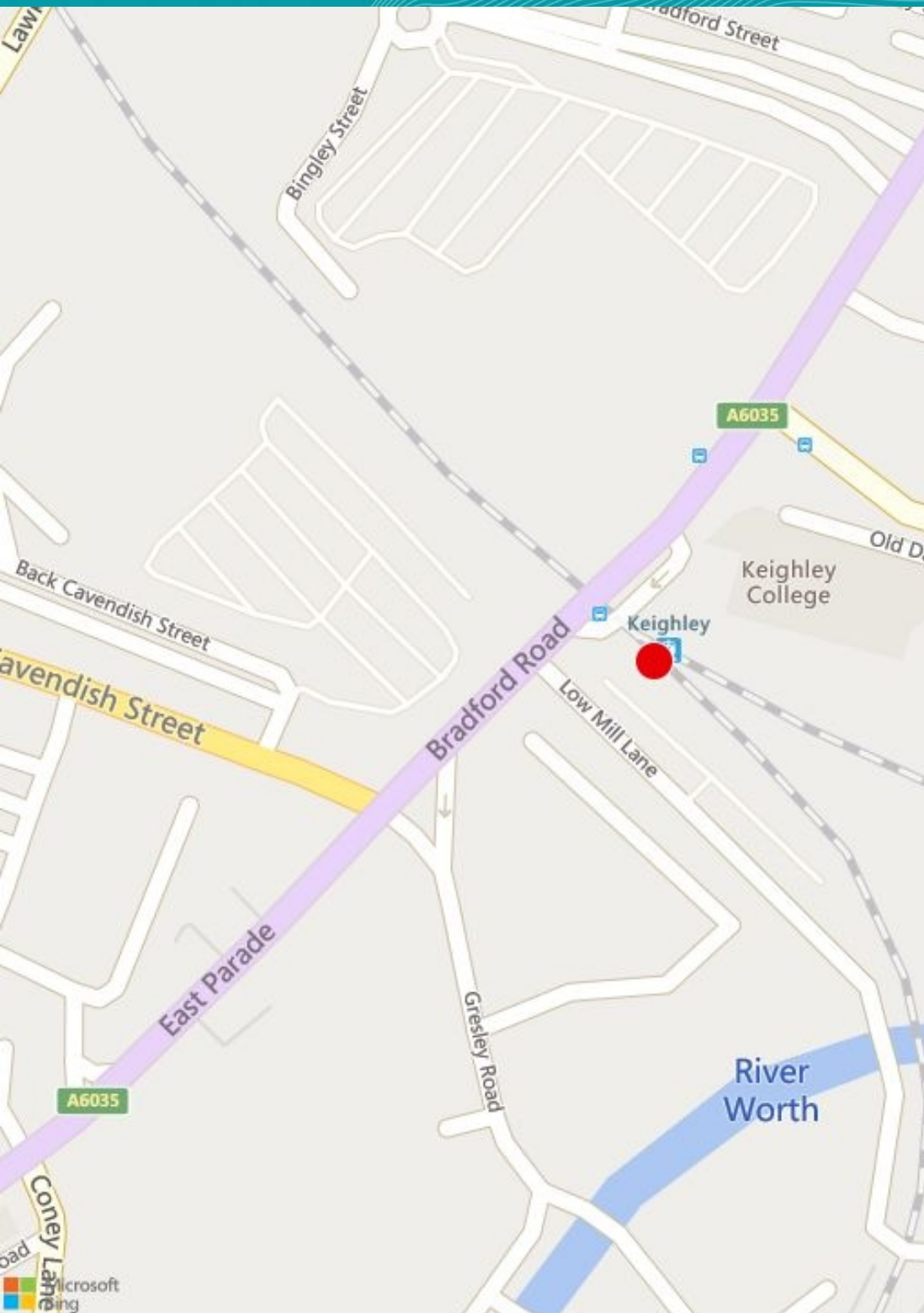
CM Cliffe Castle & Museum

BM Keighley Bus Museum

SC Airedale Shopping Centre

Total Population: 75,198





TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The Landlord is inviting interested parties to put forward a rental offer based on % of turnover subject to a Minimum Guaranteed Rent.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of E (114).

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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