

**The Former Courthouse**  
**50-52 North Street**  
**Keighley**  
**BD21 3RZ**

**Price: Offers in**  
**Excess of**  
**£200,000**



## **FORMER COURT BUILDING**

**309m<sup>2</sup> (3,331ft<sup>2</sup>)**

- Secure parking to the rear
- Positioned in the centre of Keighley fronting North Street near to the Airedale Shopping Centre and Keighley Bus and Railway station.
- The building would suit continued commercial use or conversion into residential, subject to all necessary planning consents being obtained.

## DESCRIPTION

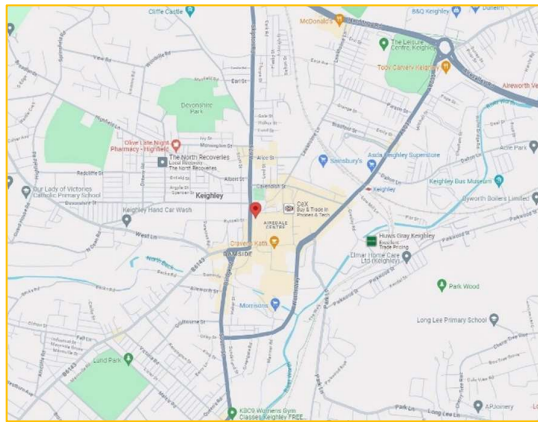
The property comprises a part single, and part two storey stone built former courthouse which has most recently been occupied as offices and would suit the continuation of that use, or conversion into alternative commercial or residential uses, subject to planning.

The property is ashlar stone faced and is positioned in the centre of Keighley.

The building provides accommodation of 309.46<sup>2</sup> (3,331ft<sup>2</sup>) and has the benefit of off-road car parking to the rear.

## LOCATION

The property occupies a prominent location in the centre of Keighley, having frontage onto North Street which is one of the main arterial routes through Keighley. It is a short distance from Airedale Shopping Centre and the town's bus and railway stations and is positioned adjacent to Lloyds Bank and near to NatWest Bank, Barclays Bank and a range of local independent businesses.



## ACCOMMODATION

■ LOWER GROUND FLOOR Including: Range of offices with separate WC facilities	140.00m <sup>2</sup> (1,506ft <sup>2</sup> )
■ GROUND FLOOR Including: Office	53.68m <sup>2</sup> (578ft <sup>2</sup> )
■ FIRST FLOOR Including: Open Plan Office	115.88m <sup>2</sup> (1,247ft <sup>2</sup> )
<b>Total</b>	<b>309.46<sup>2</sup> (3,331ft<sup>2</sup>)</b>

## ASKING PRICE

Offers in excess of £200,000

## RATEABLE VALUE

£11,000

## TENURE

Freehold

## VIEWING

Contact the sole agents

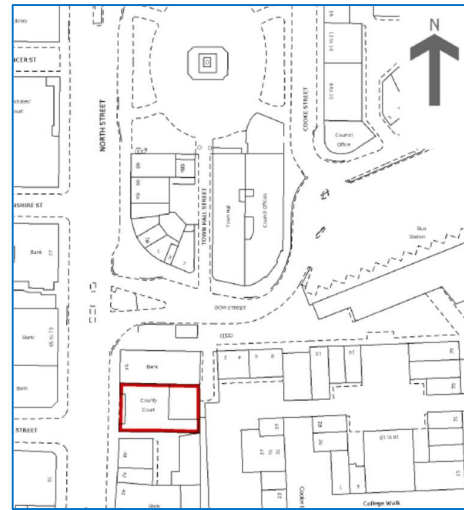
Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

## VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING tba



**bramleys.com/commercial**

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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