

TO LET PROMINENT TOWN CENTRE FORMER DEPARTMENT STORE

Eddisons



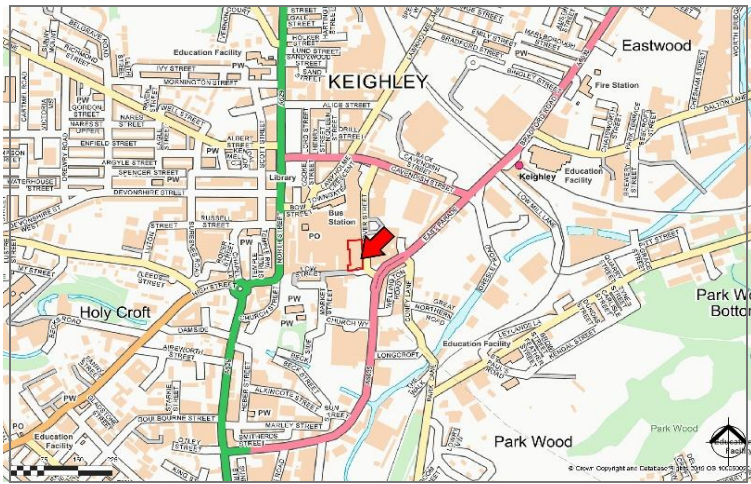
35-39 LOW STREET, KEIGHLEY, BD21 3PU

RENTAL ON APPLICATION

- Prominent town centre location.
- Former department store with extensive return frontage.
- Access from both The Airedale Shopping Centre and Low Street.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

2,448.72m² (26,358sq ft)



LOCATION

The property is prominently located on the corner of Low Street and Hanover Street in the heart of Keighley town centre. Nearby is the main retail parade of Cavendish Street.

The property benefits from an entrance linking the unit with the Airedale Shopping Centre with good travel links being in close proximity to the bus and train centre. Nearby occupiers include Morrisons, Argos, Boots, Costa and Keighley Market Hall.

DESCRIPTION

The premises comprise of a highly prominent former department store comprising large open plan trading floors, including café premises, linked via a central escalator as well as passenger lift access to all floors. The second floor comprises staff accommodation and loading bay.

The property benefits from a large return frontage with pedestrian access via Low Street and The Airedale Shopping Centre.

The property is suitable for a variety of uses (STP).

The accommodation briefly comprises the following approximate floor areas:-

UNIT	M ²	SQ FT
Basement	LET	LET
Ground Floor	LET	LET
Upper Ground Floor	654.48	7,045
First Floor	1,224.40	13,179
Second Floor	569.84	6,134
Total Floor Area	2,448.72	26,358

RATEABLE VALUE

Description / Shop and Premises
Rateable value / £182,000

EPC

The property has an Energy Performance Asset rating of C. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on an effective full repairing and insuring lease for a term to be agreed.

Rental on application.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
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