

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Manufacturing Premises with Storage Offices
and Service Yard
6,939 sqft (645 sqm)



GUIDE PRICE - £425,000

- **Rare freehold opportunity**
- **Useful mix of manufacturing, storage and office**
- **Enclosed service yard**
- **No business rates to pay – subject to qualification****

**GREY SCAR HOUSE, GREY SCAR ROAD, OAKWORTH,
KEIGHLEY, BD22 7SX**

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Location

The property is situated on the fringe of Oakworth immediately accessible via the B6143 – the principal route through Oakworth. All local amenities are to hand. Keighley Town Centre is a little over 3 miles away.

Description

The property is primarily single storey in nature incorporating a mix of stone and rendered elevations. Roofs are pitched and incorporate a mix of profiled metal sheet and natural slate.

The accommodation at ground floor incorporates a mix of manufacturing, storage and office amenity. The manufacturing and storage elements are accessible via access doors to both front and rear elevations. The offices are accessible via a principal front entrance which gives way to a reception area.

All elements interconnect. To the first floor there is further office and storage amenity.

WC, canteen and kitchen facilities are incorporated along with oil fired central heating.

Externally there is car parking to the immediate front. To the rear there is an enclosed service yard providing loading and additional car parking amenity.

Accommodation

Internal

Ground Floor

Manufacturing and storage accommodation. Accessible via access doors to the front and rear. Maximum working heights to 8'6. Incorporates works wc accommodation.

4,961 sqft 461 sqm

Office accommodation incorporating principal entrance/reception, series of offices, kitchen and further wc facilities

1,071 sqft 100 sqm

First Floor

Works canteen accessible via the manufacturing accommodation

150 sqft 14 sqm

Offices accessible via the principal reception. Includes storage element

757 sqft 70sqm

External

Parking to the immediate front – 3 cars. Enclosed service yard to the rear providing loading amenity and further car parking.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Warehouse & Premises

Rateable Value: £12,000

Uniform Business Rate for 2024/2025: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Services

We understand that mains electric, water and drainage are available however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

£425,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7902-0352-2262-0221-0788>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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