

# TO LET

Substantial Ground Floor Accommodation formally used as a Banking Hall with further ancillary First Floor Accommodation  
3,568 sqft (284 sqm)



## GUIDE RENT - £40,000 PER ANNUM EXCLUSIVE

- Suitable for a variety of uses to include retail, showroom and restaurant (S.T.P)
- Excellent roadside position in prominent town centre location
- Nearby occupiers to include Barclays Bank, Natwest Bank as well as a number of local and national Estate Agents
- Highly visible main road location (A629)

**54 NORTH STREET, KEIGHLEY  
WEST YORKSHIRE, BD21 3SJ**

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## Location

The property is situated in an extremely prominent location on the junction of North Street and Bow Street being the busiest throughfare through the town. The property is extremely visible and is only a short walk from the towns bus station and covered Airedale Shopping Centre.

## Description

The subject property offers substantial open plan accommodation to the ground floor most recently used as a Banking Hall. There is also additional private offices to the rear and large store cellars beneath. The first floor offers additional ancillary accommodation including toilets and canteen. Most recently occupied by Lloyds Bank in our opinion the property offers scope for a number of alternative uses including retail, showroom and restaurant/hot food as well as other leisure uses (subject to planning consent).

## Accommodation

### Internal

#### Ground Floor

Large open plan former banking hall  
1,367 sqft      127 sqm

Office  
195 sqft      18 sqm

Office  
111 sqft      10 sqm

Office  
316 sqft      29 sqm

Inner hallway and circulation space leading to store cellar

#### Basement

Series of basic store rooms

422 sqft      39 sqm

#### First Floor

Landing, ladies and gents wc facilities

Store room  
66 sqft      6 sqm

Canteen  
208 sqft      19 sqm

## 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: Bank & Premises  
Rateable Value: £30,500  
Uniform Business Rate for 2023/2024: £0.499

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let on full repairing and insuring terms for a period of years to be agreed.

## Guide Rent

£40,000 per annum exclusive

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6709-3519-2966-3093-2861>

## 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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