

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



FOR SALE

Commercial Investment Opportunity
4,000 sqft (372 sqm)



PRICE - £400,000

- **Two storey trade counter/business unit – built 2005**
- **Favored trade park a short distance from the Aire Valley Road**
- **Other occupiers Keybury Fire and Security, Oldfield Electrical, Opal Elevators and Tap-in Plumbing Supplies**
- **Let until October 2025 at £25,000 per annum exclusive - £6.25 per sqft**
- **Significant reversionary potential – current rental value region £35,000 - £40,000 per annum**
- **Originally designed as two units but occupied as one. Easily divided into two if needed**

**UNITS 1 & 2 WORTH ENTERPRISE PARK, VALLEY ROAD,
KEIGHLEY, BD21 4LN**

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Location

Worth Enterprise Park is situated immediately off Valley Road to the north east of Keighley town centre and close to the Aire Valley Road. A favoured location on the fringe of Keighley affording access to all the towns amenities and with immediate access to the Aire Valley Road excellent accessibility to all Airedale business centres.

Other occupiers include Keybury Fire and Security, Oldfield Electrical Opal Elevators and Tap-in Plumbing supplies.

Description

Built in 2005 the property offers high quality business accommodation planned over two floors including excellent open plan storage/works to the ground floor accessed via two roller shutter access doors and 2 pedestrian doors. The first floor is largely open plan incorporating offices toilet facilities and two kitchen areas.

Externally there is private parking for approximately 6 cars.

Worth Enterprise Park is a modern business park offering a secure gated environment. In our opinion is one of the best commercial locations in the town.

Accommodation

Internal

Ground Floor

Open plan storage/works/warehousing including entrance corridors
2,000 sqft (approx.) 186 sqm

First Floor

Office accommodation again largely open plan with two landing areas toilet facilities and kitchen areas.
2,000 sqft (approx.) 186 sqm

External

Parking for approximately 6 cars to the front

Rateable Value

Unit 1, Worth Enterprise Park, Keighley

Description: Warehouse & Premises
Rateable Value: £15,500
Uniform Business Rate for 2023/2024: £0.499

Unit 2, Worth Enterprise Park, Keighley

Description: Warehouse & Premises
Rateable Value: £15,250
Uniform Business Rate for 2023/2024: £0.499

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

Terms

The freehold property is offered for sale subject to a full repairing and insuring lease to Ionic Pharma Ltd for a period of 5 years from the 1st October 2020 at a current passing rent of £25,000 per annum exclusive. There is significant reversionary potential with current rental value in the region of £35,000 - £40,000 per annum. Vacant possession may also be available. Please contact the agents for further details.

Price

£400,000 plus VAT reflecting a low capital figure of £100 per sqft.

Key Letting Transactions to note

April 2023 Unit 2 Parkwood Business Park, Keighley
£18,000 per annum - £10 per sqft

July 2023 Unit 19 Parkwood Business Park, Keighley
£24,000 per annum - £9.41 per sqft

March 2024 Unit 6 Parkwood Business Park Keighley
£18,500 per annum - £10.40 per sqft

Key Freehold Transaction to note

Jan 2023 Unit 3 Worth Enterprise Park, Keighley (adjacent)
Sold at £275,000 - £131 per sqft

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9875-3093-0487-0700-9671>

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.

Further Information

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