

TO LET

BRAND NEW TERRACE OF PLANNING CLASS E UNITS ADJOINING A NEW ALDI FOODSTORE AND DRIVE-THRU

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**CONEY LANE
KEIGHLEY
BD21 5JA**

**£30,000 - £150,000
PER ANNUM
(£30 PER SQ FT)**

- Adjacent to New Aldi Food Store
- Brand New Units
- Edge of Keighley Town Centre
- Busy Location
- New Drive-Thru opening 2026
- 40 shared on-site parking spaces

LOCATION

The subject property occupies an extremely prominent position off Coney Lane, Keighley bordering East Parade and Gresley Road on the fringe of the town centre.

Bradford city centre lies 10 miles South and Skipton 8 miles North West.

See attached plan and [Drone Footage Video](#)

DESCRIPTION

A mainly rectangular block which can accommodate Planning Class E uses and has been constructed so it has a flexible design with entrances to either side of both the car park and East Parade.

It has a steel portal frame with new shop fronts and an eaves height of 8m.

Pop-up drainage points and shop fronts are all installed ready for any sub-division. There is a concrete slate floor.

There is a shared refuse area to one side and 40 on site car parking spaces – not designated – within the shared Aldi car park.

ACCOMMODATION

In accordance with the RICS property measurement 2nd edition we have the following floor areas:-

DESCRIPTION	SQ M	SQ FT
Unit 1	185.80	2,000
Unit 2	92.90	1,000
Unit 3	92.90	1,000
Unit 4	92.90	1,000
TOTAL	464.50	5,000

The unit is flexible and any combinations can be accommodated to the total space.

LEASE TERMS AND RENTAL

Available by way of a new 10 year full repairing and insuring lease subject to an open market rent review at the end of year 5.

Rent quoted is £30 per sq ft.

SERVICES

There is a 69kva electric supply available to each unit along with water connection and pop-up drainage point.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SERVICE CHARGE

A service charge will be levied to cover the cost of external repairs to the common areas.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

The business rates are to be assessed by the Valuation Office Agency and applicants should make their own enquiries.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

A valid EPC certificate is not available as the units are not fitted out but the tenants must supply one on completion of any shop fit.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with joint agents, Lamb & Swift Commercial and Barker Proudlove.

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LOCATION PLAN



