

Starkeys

Chartered Surveyors

PROMINENT RETAIL PREMISES 116/120 SOUTH STREET KEIGHLEY



- Prominent location fronting South Street (A629)
- Ground floor 98m² (1,052 sq. ft.)
- Suitable for a variety of uses including retail, showroom & restaurant, subject to consents

TO LET £15,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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 **RICS** Regulated by RICS

**PROMINENT RETAIL PREMISES
116/120 SOUTH STREET
KEIGHLEY**

1. LOCATION:

The property occupies a prominent location fronting South Street (A629), which to the north leads to Keighley town centre, which is situated approximately 1 mile distant.

2. GENERAL DESCRIPTION:

The premises comprise a three-storey property, providing 3 adjoining and inter-communicating terraced buildings. The property is constructed in stone with a pitched slate covered roof and has modern shop fronts to South Street accessed by a recessed door.

The premises provide a sales area with a part carpeted and part tiled floor and suspended ceiling with recessed Mitsubishi Electric air conditioning units. Partitioned out of this area are WC's, a counter, store and store/kitchen.

The basement and first floors are not accessible.

3. ACCOMMODATION:

We assess the premises have the following approximate net internal floor areas:

GROUND FLOOR

Sales Area	97.73m ² (1,052 sq. ft.)
WC	

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £8,400 (Betting Shop and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a rent of £15,000 per annum, exclusive of rates, utilities and outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of B (44)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

24 November 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.