



## To Let

- Double Fronted Unit To Let
- Commercial Kitchen Extraction Fitted
- Suitable for a number of uses
- Basement storage and W/C
- Internal repairing and insuring terms available
- Immediately available

**68-70 Cavendish Street, Keighley, BD21 3RL**

1-5 The Grove, Ilkley, LS29 9HS  
Email: [ilkleycomm@dacres.co.uk](mailto:ilkleycomm@dacres.co.uk)

## Location

Keighley is a relatively large market town and a long-established manufacturing town in the Aire Valley c 8 miles north-west of Bradford and c10 miles north of Halifax. Keighley has a population of c56,000 from the 2011 census and benefits from good road and rail links to the commercial centres of Leeds and Bradford.

The subject property is situated on Cavendish Street, one of the main retail streets in the centre of Keighley, popular with occupiers and is subject to low vacancy rates. Nearby occupiers include B & M, Sainsburys, Sue Ryder, Evans Halshaw as well as many local retail occupiers

## Description

The property comprises a ground floor commercial unit in a prominent parade benefiting from good visibility and passing trade. The accommodation provides open plan sales space with air conditioning providing heating and cooling, together with ancillary areas. A basement level has been arranged as a commercial kitchen with staff and customer WC facilities. The premises are ready for tenant fit-out and are suitable for a range of retail, café or takeaway uses (subject to planning).

## Accommodation

Approximate Net Internal area-

	Sqm	Sqft
Ground Floor	75.70	815
Basement	91.27	982
Total	166.97	1,797

## Business Rates

We made enquiries of the VOA website and the following information is listed on the 2023 list:

£17,000

NB- The rateable value is not the rates payable.

## Terms

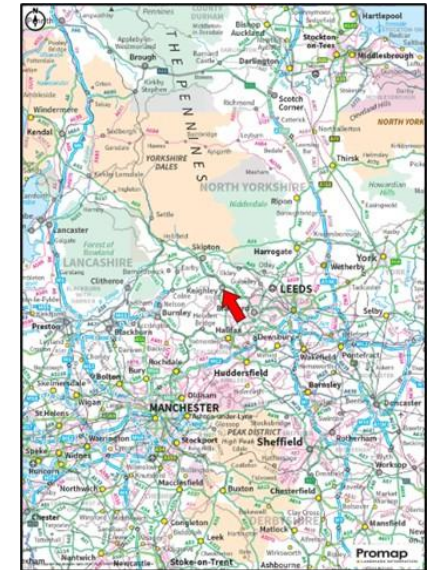
The property is available to let for a number of years to be agreed at an initial rent of £16,000pa

## Legal costs

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

## Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful applicant.

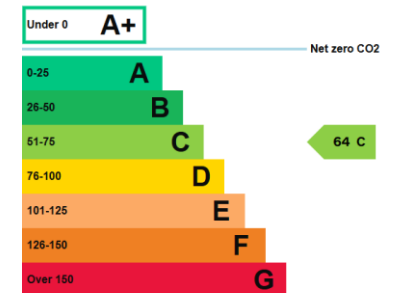


VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk

This property's energy rating is C.



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