

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Second Floor Open Plan Studio/Showroom/Office
3,500 sqft (325 sqm)



Cullingworth Mill is home to Iron Time gym, several antique and vintage retail outlets along with an on-site Cafe

GUIDE RENT - £27,000 PER ANNUM EXCLUSIVE

- **Situated just off Halifax Road**
- **Car Parking**
- **Suitable for the variety of uses to include studio/office/showroom etc**
- **Busy mill with visitors who come from far and wide**

**SECOND FLOOR, CULLINGWORTH MILLS, GREENSIDE LANE,
CULLINGWORTH, BD13 5AB**

SECOND FLOOR, CULLINGWORTH MILLS, GREENSIDE LANE, CULLINGWORTH, BD13 5AB

Location

The subject is located within Cullingworth Mills which occupies a central position within the village of Cullingworth. Cullingworth Mills is situated just off Halifax Road (B6429), the principal arterial route through the village.

Cullingworth lies to the North West of Bradford and is conveniently positioned between Bingley, Keighley and Halifax.

Description

The subject offers open plan space which in our opinion could be used for a variety of uses. Lowest ceiling height 8'4.

Accommodation

Internal

Ground Floor

Entrance door with stairs leading to second floor

Second Floor

Open plan space with ample natural light and external service lift.

External

Parking

Rateable Value

The property will need to be reassessed upon occupation.

Further enquires should be directed to Bradford Council 01274 437744

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 property is available to let for a period of years to be agreed.

Guide Rent

£27,000 per annum exclusive

VAT

There is no VAT payable on the rent.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8724-4573-7077-5947-8316>

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.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

