

PROMINENT TOWN CENTRE FORMER DEPARTMENT STORE

TO LET/MAY SELL



49 LOW STREET, KEIGHLEY  
BD21 3PU

[what3words](#) /// [bossy.decide.fuzzy](#)



**BTG**  
**Eddisons**

# 49 Low Street

Keighley, BD21 3PU



Tenure

To Let / May Sell



Property Type

Retail Showroom



Rental

Upon application



Size

3,639.85 sq m (39,179 sq ft)



Location

Keighley, BD21 3PU



Property ID

731.4290A (120223)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

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**HARVEY BLAND**  
Graduate Surveyor

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## Property

The premises comprise of a highly prominent former department store comprising large open plan trading floors including cafe premises with the second floor comprising of staff facilities and loading bay.

The property benefits from a large return frontage with pedestrian access via The Airedale Shopping Centre.

The property is suitable for a variety of uses (STP).

Area	m <sup>2</sup>	ft <sup>2</sup>
Basement	118.76	1,278
Ground Floor	1,072.37	11,543
Upper Ground	654.48	7,045
First Floor	1,224.40	13,179
Second Floor	569.84	6,134
<b>Total GIA</b>	<b>3,639.85</b>	<b>39,179</b>

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

<b>Description:</b>	Shop and Premises
<b>Rateable value:</b>	£78,000
<b>49 Low Street</b>	
<b>Description:</b>	Offices and Premises
<b>Rateable value:</b>	£43,000

## Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Alternatively our client may consider a sale of the whole with full vacant possession.

## Rental/Price

**Rental/Price on application.**

## VAT

Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

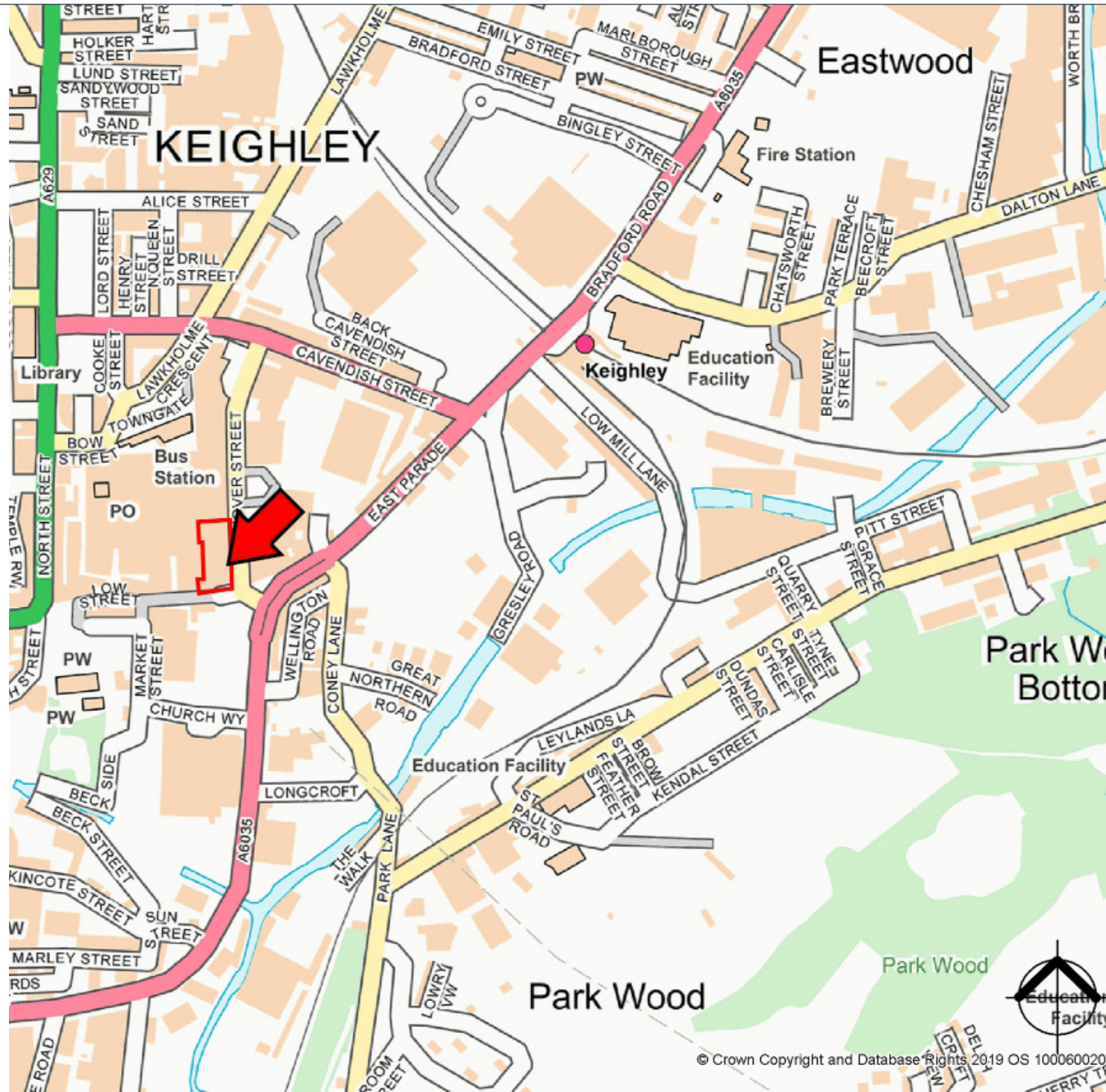
## Anti-Money Laundering

Prospective tenants/purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

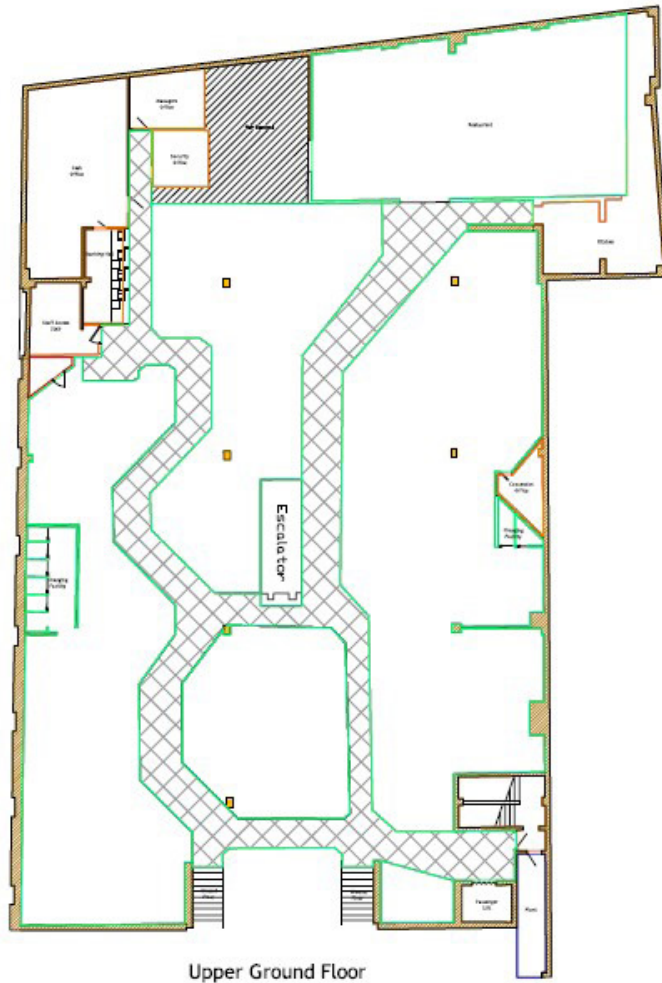
The property is prominently located on the corner of Low Street and Hanover Street in the heart of Keighley town centre. Nearby is the main retail parade of Cavendish Street.

The property benefits from an entrance linking the unit with the Airedale Shopping Centre with good travel links being in close proximity to the bus and train centre. Nearby occupiers include Morrisons, Argos, Boots, Costa and Keighley Market Hall.

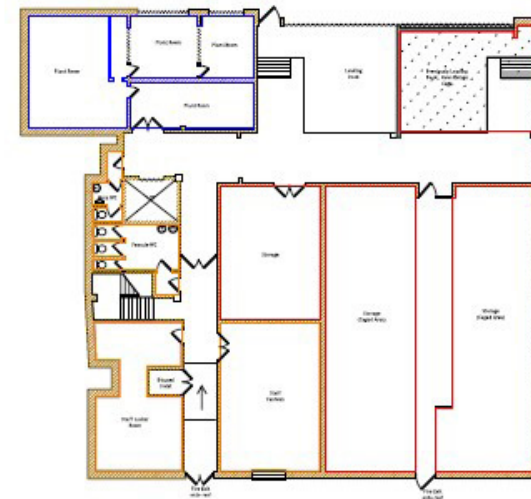






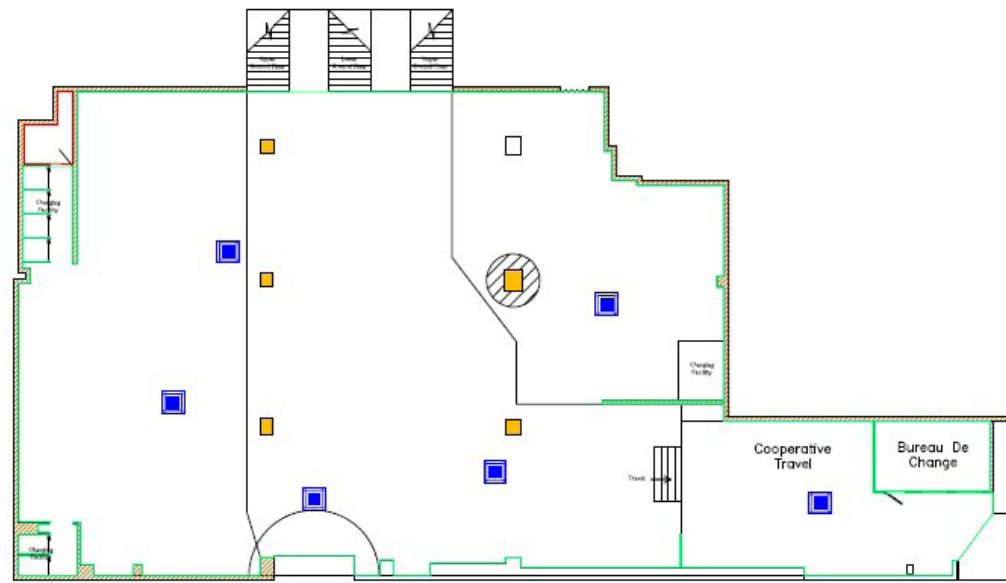


Upper Ground Floor



First Floor  
(Staff Accomodation/Loading Bay)

<b>Anglia Co-operative</b> <i>together we make the difference</i>	
<b>Keighley (Fashion)</b> Upper Ground & First Floor Plan	
Project No: <b>272/Kei Fash</b>	Scale: <b>1:100 @ A1</b>
Drawn By: <b>JWB</b>	Date Drawn: <b>21.07.2009</b>
<small>           Anglia Co-operative            40th Floor, Leazes Road, Newcastle upon Tyne, NE4 1BE            0191 2767000            www.angliaco-op.co.uk         </small>	



Ground Floor