

KEIGHLEY • CAVENDISH RETAIL PARK • UNIT C

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales: 15,475 sq. ft (1,438 sq. m)

***Potential for additional space at First Floor - further details on request**

RATING

We understand that the premises have been assessed for business rates as follows:

Estimated Rateable Value: £50,330

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: david@rj-ltd.co.uk or liam@rj-ltd.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

LOCATION

Keighley is a market town located in the City of Bradford Borough of West Yorkshire, with a population of 57,500 (Census, 2021), approximately 10 miles north west of Bradford and 10 miles south east of Skipton.

Unit C is located on Cavendish Retail Park, in the heart of Keighley town centre. The retail park is adjacent to the Airedale Shopping Centre, the towns prime retail pitch.

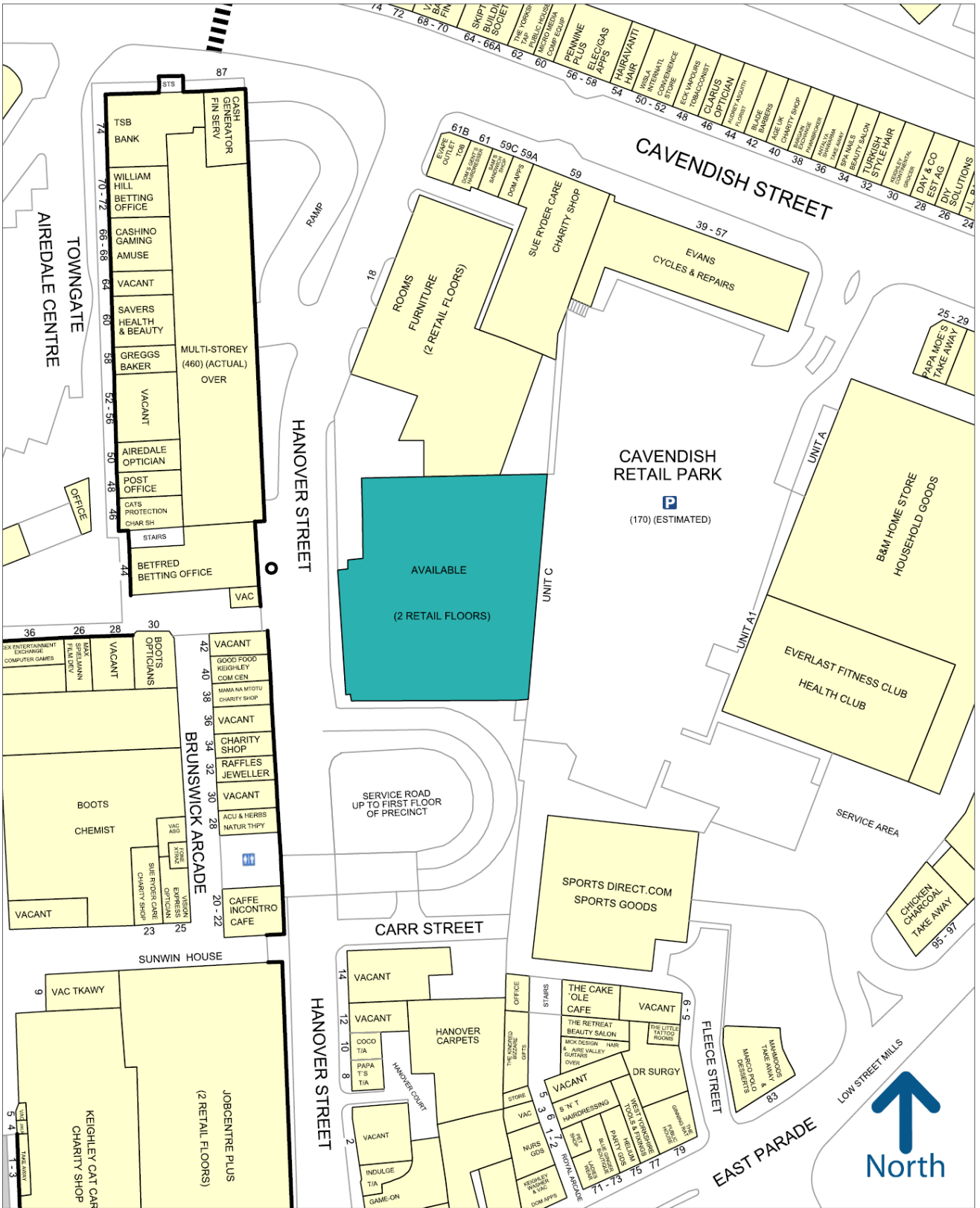
The Retail Park hosts national occupiers including **Sports Direct**, **Everlast Gym**, **Evans Cycles** and **B&M**. The park also benefits from approximately 170 onsite parking spaces.

TERMS

The unit is available by way of new effective fully repairing and insuring lease. We are inviting rental offers in the region of £130,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Please enquire for further details.

ON BEHALF OF FRASERS GROUP



CAVENDISH RETAIL PARK

(170) (ESTIMATED)

AVAILABLE
(2 RETAIL FLOORS)

Experian Goad Plan Created: 01/03/2023
Created By: Rawstron Johnson

50 metres

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