

TO LET

34 Queensway
Airedale Shopping Centre
Keighley



Location

The premises occupy a prime position on Queensway mall within the heart of the Airedale Shopping Centre.

Nearby retailers include Next, Clarks, Boots & Clintons.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	605	56.2
First Floor Ancillary	117	10.9

Rent

We are seeking a commencing rental offer in the order of £32,500 per annum exclusive.

Tenure

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates

The unit has a 2017 rateable value assessment of £25,250. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

On application

EPC

Energy Performance Asset Rating -

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

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

SUBJECT TO CONTRACT
WITHOUT PREJUDICE
Details prepared August 2017

Viewing Strictly through the joint letting agents.

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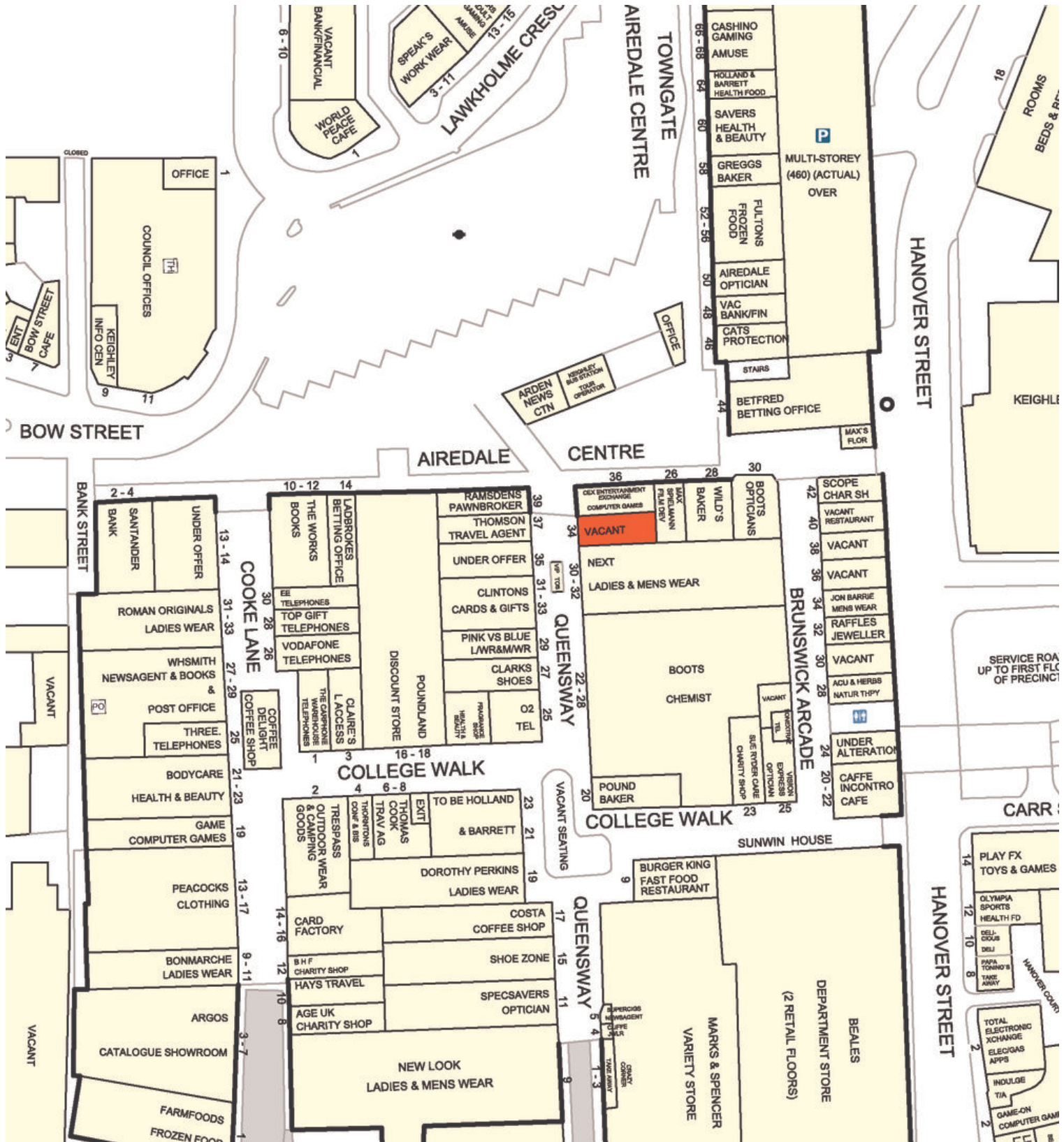
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