

Starkeys

Chartered Surveyors

**RETAIL / OFFICE PREMISES
UNIT 1
26/28 KEIGHLEY ROAD
BRADFORD**



- Situated on Keighley Road (A650)
- Recently refurbished with PVC double glazed windows & new shop front.
- Suitable for a variety of uses, subject to obtaining necessary consents.

TO LET – RENTAL OFFERS INVITED

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
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 **RICS** Regulated by RICS

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UNIT 1
26/28 KEIGHLEY ROAD
BRADFORD**

1. LOCATION:

The property is situated on Keighley Road (A650), one of the main roads leading to and from Bradford city centre, which is situated approximately 1½ miles to the south. The property is situated in a mixed use area opposite Lister Park.

2. GENERAL DESCRIPTION:

The premises provide a detached retail/office unit constructed in stone with a pitched slate covered roof, new metal shop front and PVC double glazed windows.

The premises provide a recently refurbished open sales area/office with a tiled floor plastered walls and ceiling, PVC double glazed windows and a new shop front.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Sales Area	18.21m ² (196 sq. ft.)
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The occupier is to have a right to use a shared WC within the adjoining residential property.

4. RATING:

The premises require assessment for rating purposes.

5. LEASE TERMS:

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed. Rental offers are invited which are to be exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of C (60)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

4 March 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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FINANCE ACT 1989

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

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.