



Keighley
9/11 Low Street
West Yorkshire
BD21 3PJ

- Freehold Town Centre Shop Investment
- Prominent retail position
- Attractive market town
- Pedestrianised location
- Lease expires 2015
- Current Rent Reserved
£22,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Keighley is an attractive market town that lies in the Aire Valley approximately 10 miles to the south of Skipton, 12 miles north-west of Bradford and 16 miles to the north-west of Leeds. The town has a resident population of approximately 50,000. The property is situated on the north side of the pedestrianised Low Street opposite Market Place. Occupiers close by include Subway, William Hill, Oxfam, Ladbrokes and Nationwide.

Description
The property is arranged on basement, ground and two upper floors to provide a ground and first floor sales area with ancillary accommodation on the second floor and basement storage.

The property provides the following accommodation and dimensions:

Gross Frontage (Including Splay)	8.35 m	(27' 5")
Net Frontage	6.55 m	(21' 6")
Return Frontage (Including Splay)	2.95 m	(9' 8")
Shop & Built Depth	11.90 m	(39')

Part Basement	29 sq m	(312 sq ft)
Part Basement (Not Inspected)		
First Floor	75 sq m	(807 sq ft)
Second Floor	63 sq m	(678 sq ft)

Tenancy
The entire property is at present let to MARK DALE for a term of 10 years from 16th November 2005 at a current rent of £22,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease provided for a lessee's option to determine in 2011 which was not exercised.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

