

To Let/
May Sell
May suit a range of uses - STPP



Former Vehicle Showroom & Workshop Premises

6,566 SQ FT (609.98 SQ M)

📍 FORMER APPELYARD MOTORCYCLES, CONEY LANE, KEIGHLEY, BD21 5JE

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Extensive retail/showroom premises situated upon a substantial site of 0.738 acres
- Open plan showroom with workshop and 3 x smaller workshop units to the rear
- Prominent unit fronting Coney Lane, off Worth Way (A6053)
- Located approximately 0.2 miles from the Airedale Centre
- Within walking distance of Keighley Train Station
- Well populated area (57,000 as at 2021 Census)
- Potential to sub-divide existing accommodation
- Would suit various uses - subject to planning permission
- Held Freehold under Title No. WYK213701
- Available due to re-location
- New Lease - £70,000 per annum exclusive
- May Sell - Price on Application



LOCATION

The property is situated in a highly visible location on Coney Lane, which can be reached via Worth Way (A6035), a key thoroughfare running through the heart of Keighley.

The surrounding area features a blend of industrial and retail establishments in close vicinity. Keighley is positioned in Yorkshire, approximately 10 miles northwest of Bradford City Centre.

The region is characterised by a high population density, with 57,000 residents reported in the 2021 Census and is surrounded by several satellite towns.

DESCRIPTION

The property comprises an extensive, standalone retail and showroom facility, constructed using a steel portal frame and blockwork internal walls that have been clad externally. It has a profile sheet metal roof covering and the buildings occupy a site area of 0.738 acres.

Internally, the showroom features well-presented accommodation throughout, which includes plaster-painted walls and tiled flooring, all beneath a suspended ceiling equipped with inset LED panel lighting. The layout is open-plan, complemented by two private offices/meeting rooms, which are separated by stud partition walls.

At the rear of the property, there is a workshop unit that includes 3x electronically operated roller shutter doors, providing direct access to the forecourt. Furthermore, there are 3x smaller workshop units which are situated toward the rear of the site.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

The property is held Freehold under the HM Land Registry Title Number WYK213701.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Showroom	347.72	3,743
Ground Floor - Workshop	111.39	1,199
Mezzanine - Stores	84.07	905
Unit 1	31.49	339
Unit 2	23.04	248
Unit 3	11.71	126
Total	609.98	6,566

Total site area 0.738 acres (hectares)

LEASE TERMS

The premises are available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£70,000 per annum exclusive.

SALE PRICE

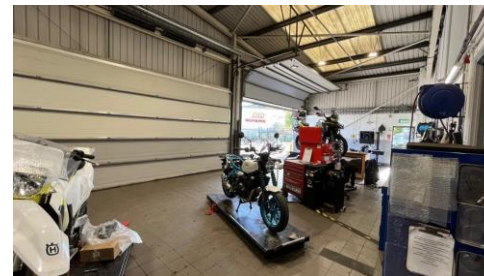
May sell - Price on Application.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £30,250, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

PLANNING

Sui-Generis. The property may suit a range of other uses, subject to gaining the relevant planning permission.

EPC

The property has an current Energy Efficiency Rating of C (56). The certificate is valid until 22nd November 2030. A full copy of the Report is available upon request.



VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Property Agent

07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 ✉ adam.westwell@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

