



For Sale

- Prominent town centre retail premises
- Established ground floor commercial tenant
- Offers in the region of £115,000
- First floor office with potential for conversion to a one-bedroom flat

58 North Street, Keighley, BD21 3RY

1-5 The Grove, Ilkley, LS29 9HS
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Location

The property occupies a prominent position fronting North Street, one of the principal routes through Keighley town centre.

The surrounding area accommodates a mixture of national and independent retailers, commercial businesses and residential properties. Keighley town centre amenities and railway station are within convenient walking distance.

Description

The property comprises a two-storey, stone-built, mid-terraced building providing ground floor retail accommodation with useful basement storage, rear access and additional storage accommodation.

The ground floor is occupied by an established florist who is currently holding over at a passing rent of £8,000 per annum.

The first floor is currently vacant and benefits from shared access, independent of the ground floor shop. The accommodation offers potential for conversion to a self-contained one-bedroom flat, with a previous planning application (Ref: 26/01627/PN3MA) confirming that prior approval is not required for the proposed change of use.

Accommodation

Approximate Net Internal area-

	Sqm	Sqft
Ground Floor	28.29	305
Basement	31.42	338
First Floor	32.20	347
Total	91.91	990

Business Rates

We made enquiries of the VOA website and the following information is listed on the 2026 list:

£5,400

NB- The rateable value is not the rates payable.

Terms

The property is available for sale by private treaty. Offers invited in the region of £115,000.

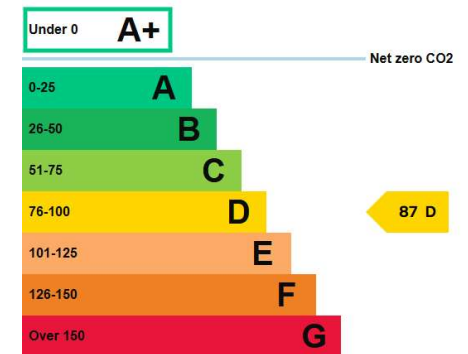
Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.

Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful applicant.

This property's energy rating is D.



VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



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