



To Let

- Double Fronted Unit To Let
- Commercial Kitchen Extraction Fitted
- Suitable for a number of uses
- Basement storage and W/C
- Internal repairing and insuring terms available
- Immediately available

68-70 Cavendish Street, Keighley, BD21 3RL

1-5 The Grove, Ilkley, LS29 9HS
Email: ilkleycomm@dacres.co.uk

Location

Keighley is a relatively large market town and a long-established manufacturing town in the Aire Valley c 8 miles north-west of Bradford and c10 miles north of Halifax. Keighley has a population of c56,000 from the 2011 census and benefits from good road and rail links to the commercial centres of Leeds and Bradford.

The subject property is situated on Cavendish Street, one of the main retail streets in the centre of Keighley, popular with occupiers and is subject to low vacancy rates. Nearby occupiers include B & M, Sainsburys, Sue Ryder, Evans Halshaw as well as many local retail occupiers

Description

The property comprises a ground floor commercial unit in a prominent parade benefiting from good visibility and passing trade. The accommodation provides open plan sales space with air conditioning providing heating and cooling, together with ancillary areas. A basement level has been arranged as a commercial kitchen with staff and customer WC facilities. The premises are ready for tenant fit-out and are suitable for a range of retail, café or takeaway uses (subject to planning).

Accommodation

Approximate Net Internal area-

| | Sqm | Sqft |
|--------------|--------|-------|
| Ground Floor | 75.70 | 815 |
| Basement | 91.27 | 982 |
| Total | 166.97 | 1,797 |

Business Rates

We made enquiries of the VOA website and the following information is listed on the 2023 list:

£17,000

NB- The rateable value is not the rates payable.

Terms

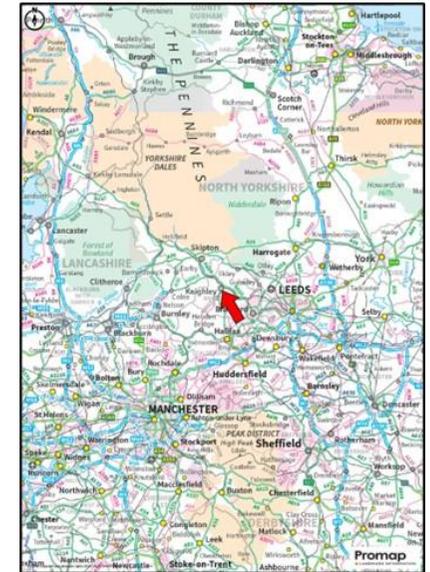
The property is available to let for a number of years to be agreed at an initial rent of £17,000pa

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.

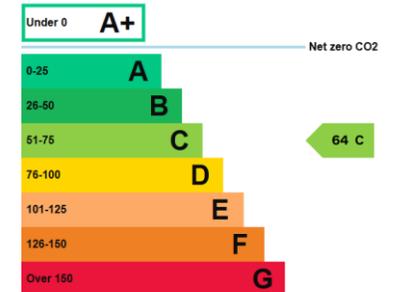


VIEWING / FURTHER INFORMATION

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk

This property's energy rating is C.



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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 item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** February 2026