

Keighley

Unit 30 Cooke Lane, Airedale Centre

Prime Retail Unit – Lease Available



LOCATION

Keighley is a busy market town in West Yorkshire, located approximately 10 miles north-west of Bradford and 14 miles south of Skipton. The town serves a broad catchment area and benefits from strong transport connections, including a train station on the Airedale Line with regular services to Leeds and Bradford.

The **Airedale Centre** forms the prime retail destination within the town centre, anchored by key national retailers. The scheme includes tenants such as **Boots**, **New Look**, **Poundland**, **Costa**, and **Next**, along with a range of value and convenience-led operators.

Unit 30 is situated on Cooke Lane within the Airedale Centre, forming part of the main pedestrianised thoroughfare. Nearby occupiers include **The Works**, **Bodycare**, **Vodafone** and **Card Factory**.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

Ground Floor:	844 sq ft	78.4 sq m
First Floor:	47.5 sq ft	4.41 sq m

LEASE TERM

Available by the way of an assignment of the existing lease, expiring 5th January 2028 with a tenant only break 6th January 2027.

RENTAL

£12,000 per annum exclusive, without further review.

SERVICE CHARGE

£9,349 per annum.

INSURANCE

£328 per annum.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£14,500
UBR 2024/25:	49.9p
Estimated Rates Payable:	£7,236

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

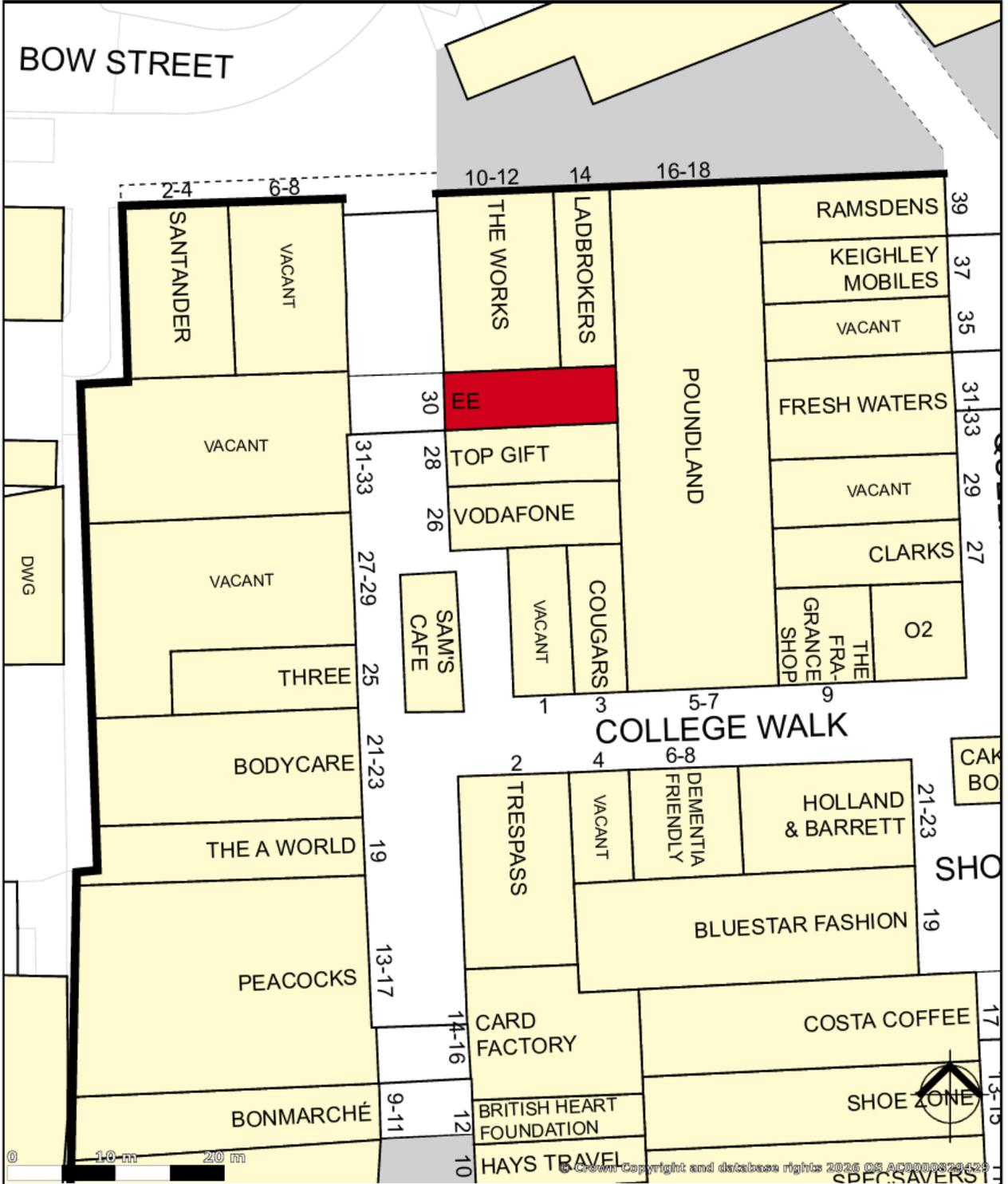
Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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Plotted Scale - 1:500