

# 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: | <b>844 sq ft</b>  | <b>78.4 sq m</b> |
| First Floor:  | <b>47.5 sq ft</b> | <b>4.41 sq m</b> |

#### LEASE TERM

Available by the way of an assignment of the existing lease, expiring 5<sup>th</sup> January 2028 with a tenant only break 6<sup>th</sup> 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 2026:   | £11,750   |
| UBR 2025/26: Estimated | 38.2p     |
| Rates Payable:         | £4,488.50 |

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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