

Terrace of five retail units/pods plus a Drive Thru plot 1-5000SQFT RETAIL POD(S) AND DRIVE THRU PLOT OF 0.3 ACRES

Upon the instructions of
A&F Forecourts LTD



Artists Impression - Identification Purposes Only

Lamb & Swift
Commercial Property

- Adjacent to new Aldi food store
- Completion due June 2025
- Available combined or individually let
- New leases
- Contractors' warranties provided

Coney Lane
Keighley, BD21 SJA

The new retail development anchored by Aldi incorporates a terrace of retail pods with 5 x 1000 sqft units which can be combined to form larger floorplates and a single Drive Thru plot/pod.

According to the 2021 census, the Keighley (Town) has a population of 48,754 persons.

The subject site occupies an extremely prominent position off Coney Lane, one of the main arterial routes to and from Keighley to Bradford City Centre. Bradford City Centre is just under 10 miles to the South and Skipton just under 8 miles.



Coney Lane
Keighley, BD21 SJA

DESCRIPTION

Both units include the following specification:

- Steel portal frame
- New shop fronts
- Eaves height of 8m
- WCs and kitchen
- Concrete slab floor
- Shell internal finish ready for tenants fit out
- 33 parking spaces to the Drive Thru

ACCOMMODATION

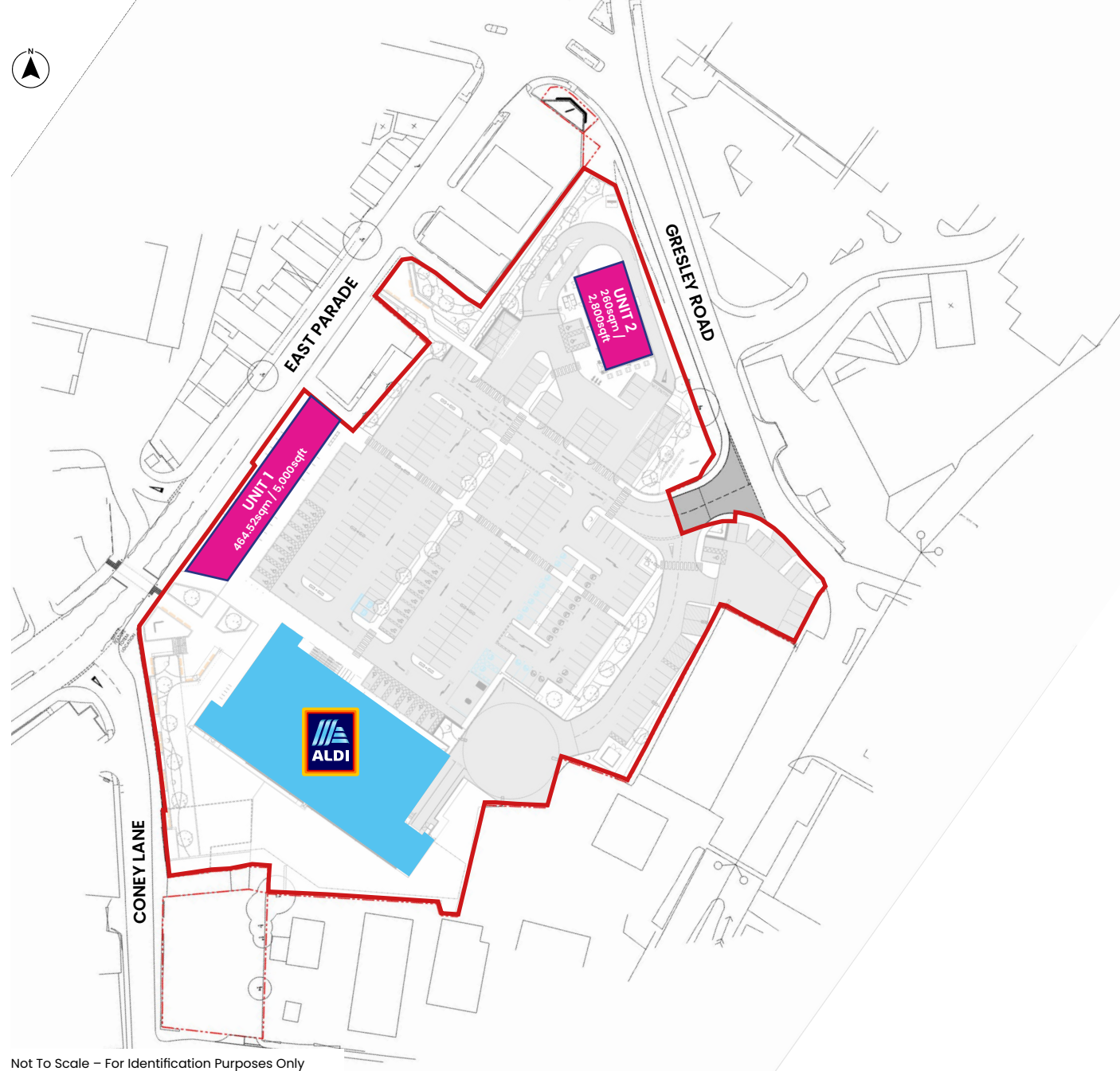
Description	SQ M	SQ FT
Unit 1	464.52	5,000
Unit 2	260	2,800
Total	724.52	7,800

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following

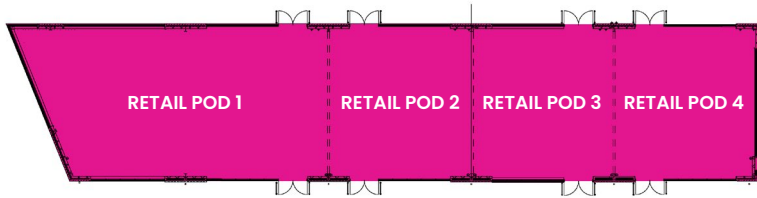
SERVICES

All mains' services except gas will be available in the units which will benefit from:

- 3 phase electric supply
- Water
- WC's and drainage



Coney Lane
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RETAIL PODS FACE ONTO EAST PARADE

OPTION 1

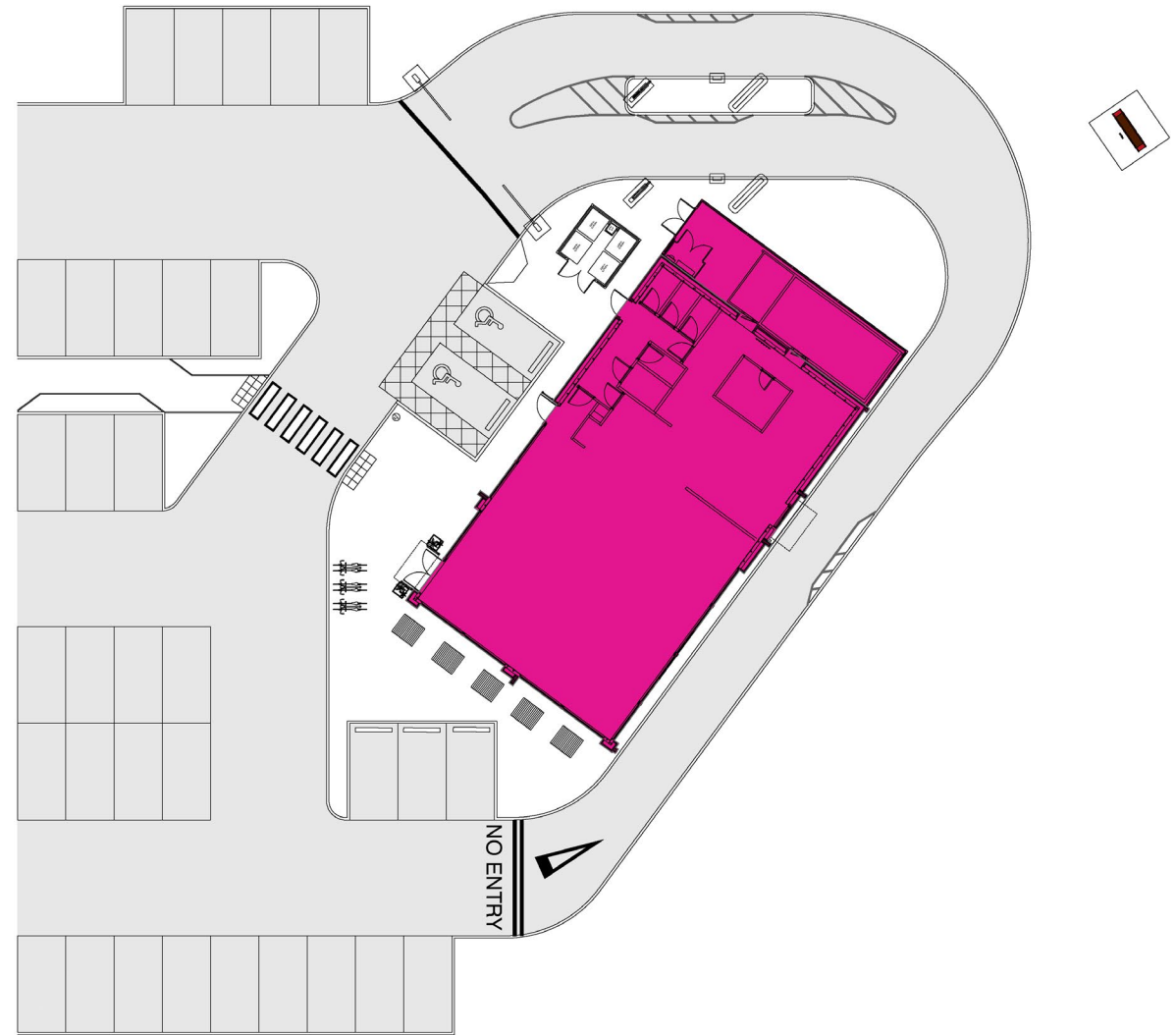
- Retail Pod 1 2,000 sqft (185.8 sqm GIA)
- Retail Pod 2 1,000 sqft (92.9 sqm GIA)
- Retail Pod 3 1,000 sqft (92.9 sqm GIA)
- Retail Pod 4 1,000 sqft (92.9 sqm GIA)

OPTION 2

- Retail Pod 5,000 sqft (465 sqm GIA)

DRIVE THRU

- 2,800 sqft (260 sqm GIA)



Not To Scale – For Identification Purposes Only



Photograph July 2024



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LEASE TERMS & RENTAL

Available by way of new Full Repairing & Insuring Leases for a minimum period of 10 years and subject to a rent review at the end of year 5.

To Let

To Let - £25000pa per single unit for retail terrace.

Drive Thru Plot – Available for sale/to let.

VAT

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

BUSINESS RATES

The business rates are to be assessed by the Valuation Office Agency and applicants should make their own enquires. The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.1 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

A valid EPC Certificate will be available on completion of the units.

LEGAL COSTS

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

VIEWING

The site and units can be viewed externally in daylight hours (during construction). No internal access can be given however until pre contracts is complete likely in April 2025.

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