



Michael Steel & Co
PROPERTY CONSULTANTS

On Behalf of  Canal &
River Trust

FOR SALE

**FORMER BRITISH WATERWAYS DEPOT
WORKSHOP/STORES & COMPOUND**

**OFF BRADFORD ROAD, RIDDLEDSEN, KEIGHLEY,
BD21 4HB**

95.43 m² (1,027 sq ft)
690m² (0.17 acres) approx



- Canal side accessible location
- Useful single storey workshop/store
- Potential for alternative uses (STP)

0113 2348999

Location

The property is located adjacent to the canal and off the B6265 Bradford Road, approximately 1km north east of Keighley town centre.

Description

The broadly rectangular site includes a roughly surfaced access off the entrance roadway and a split level yard.

The single storey stone former British Waterways depot building has a pitched roofing felt covered roof, tamped concrete floor and sliding timber loading doors.

The premises extend to a total gross internal floor area of 95.43m² (1,027 sq ft) and occupy a site of approximately 0.17 acres.

Services

Mains single phase electricity is connected to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of all services and building installations.

Rating

From our enquiries of the Valuation Office website the premises are assessed for rates as follows:-

RV £

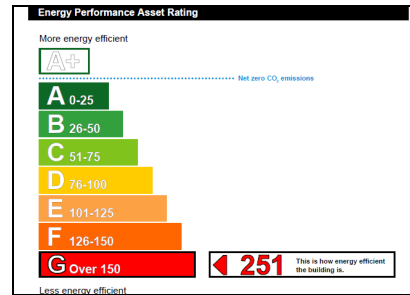
The National Uniform Business Rate for 2012/13 is 45.8p in the £, ignoring transitional phasing relief and allowances to small businesses. Rateable values of £17,999 or less benefit from relief to the UBR of 45.0p in the £.

Planning

The property is located within an area unallocated on the Unitary Development Plan and within the Leeds & Liverpool Canal Conservation Area.

Prospective purchasers must satisfy themselves with regard to all planning matters and use.

Energy Performance Certificate



Tenure

Freehold.

Price

Offers in the region of £90,000.

The sale of the freehold interest in the property will incorporate a number of operational rights and provisions. Further details are available in this connection from the vendors agents.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

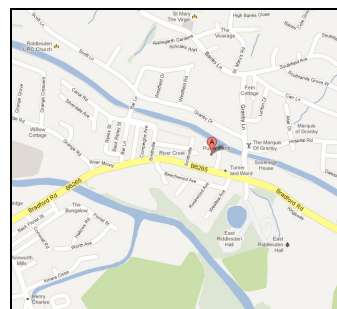
Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk



Our Ref: 1468/A/S
December 2012

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.