

Storage unit

TO LET

Approx. 125.0 sq.m. (1340 sq.ft) gross internal

**HIGH STREET
STEETON
KEIGHLEY
BD20 6NT**



- **Secure storage unit** •
- **Available immediately – flexible lease terms** •
- **Rent £95 per week exclusive** •

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.

PARTICULARS

(All dimensions approximate – for guidance purposes only)

The property comprises a detached two storey store building fronting the High Street, being an open plan works/storage area at ground level with further first floor storage area over part (to the front).

Access is via sliding timber door to front approx. 3.3m wide x 2.25m high.

Overall ground floor dimensions 12.75m x 6.6m (2.65m high to underside of stores at front – 6.8m high at rear).

First floor storage area 6.6m x 6.1m.

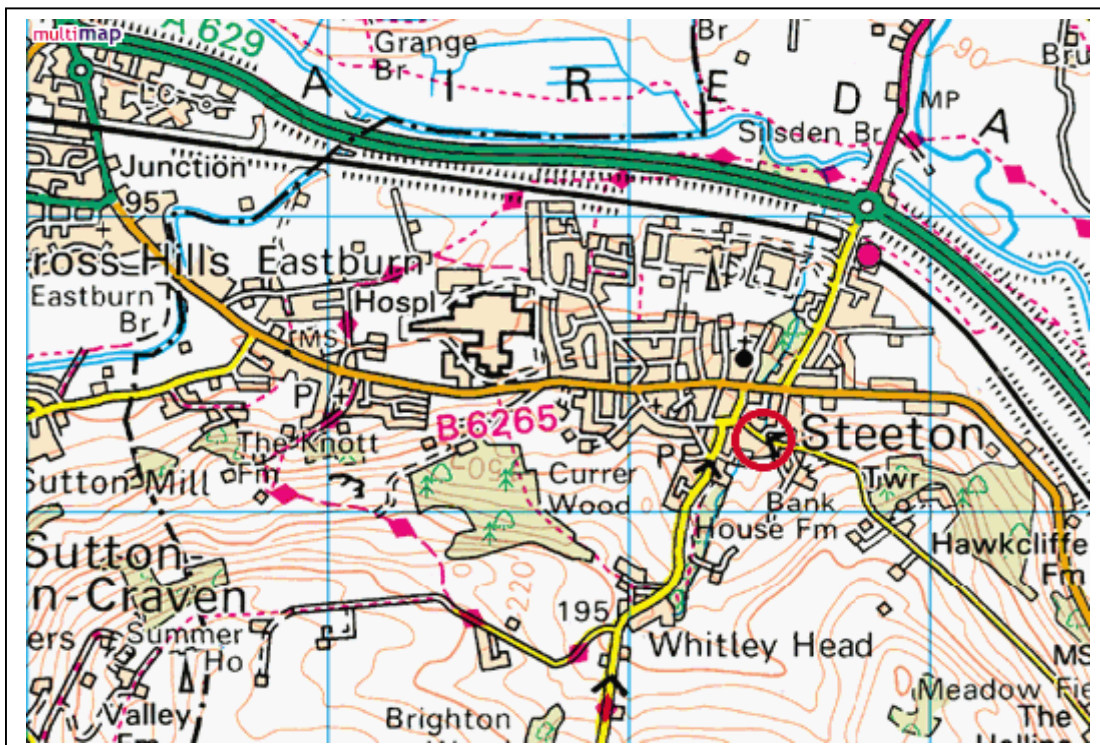
Note: The premises are considered suitable for storage only, having no plumbing/sanitary facilities. Mains electricity is installed (not tested).

Lease: The premises are available immediately on terms to be agreed (minimum three years).

Rent: £95 per week (exclusive of rates etc.).

Rates: Rateable Value £2,850. The current rate in the £ for the year 2008/9 is 45.8p. The property may be eligible for small business relief. Further details from Bradford MBC – 01274 437744).

Viewing: By arrangement with the sole agents – 01756 748100.



Date of Preparation: 2 April 2008