



**BETA WORKS
HALIFAX ROAD,
KEIGHLEY, BD21 5ET**



FOR SALE

Industrial/Workshop Premises

Extending to a Total of Approximately 2,032 sq. m. (21,875 sq. ft.)

Occupying a Site of Approximately 0.33 Hectares (0.82 Acres)

And Including a Large Yard of Approximately 0.10 Hectares (0.250 Acres)

Suitable for a Variety of Other Uses – Subject to Planning Consent

PRICE – Offers in the Region of £265,000

BETA WORKS, HALIFAX ROAD, KEIGHLEY, BD21 5ET

LOCATION

The property is situated fronting Halifax Road (A629) approximately one mile south-west of Keighley Town Centre, rising up towards Crossroads. It is situated in an established predominantly residential area, immediately adjoining a series of terraced residential properties and backing onto Damems Road to the rear/west. The surrounding area is a mixture of woodland, greenbelt and residential properties and there has been recent development immediately to the west by Skipton Properties and Manningham Housing Association along Grove Mill Drive.

DESCRIPTION

The property comprises a substantial series of multi storey buildings, currently utilised as an engineering workshop, being "split level" with access directly from Halifax Road, but also at a lower level to the main workshops, from the yard area which is approached along an access road, again from Halifax Road further to the north.

The buildings are a mixture of concrete framed and stone style 3-storey engineering buildings and stone built mill properties with pitched slated roof. The entire occupies a total site area of approximately 0.33 hectares (0.816 acres) and includes a substantial yard area of 0.10 hectares (0.25 acres).

ACCOMMODATION

The property is divided into a number of buildings as follows:-

3-Storey Engineering Building

Ground Floor	232.91 sq. m.	(2,507 sq. ft.)
First Floor	232.91 sq. m.	(2,507 sq. ft.)
Second Floor	232.91 sq. m.	(2,507 sq. ft.)

Extension to Engineering Building

Ground Floor	73.67 sq. m.	(793 sq. ft.)
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Second Extension to Engineering Building

Ground Floor	196.30 sq. m.	(2,113 sq. ft.)
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Garage

Ground Floor	32.14 sq. m.	(346 sq. ft.)
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3-Storey Stone Built Building

Ground Floor	121.14 sq. m.	(1,304 sq. ft.)
First Floor	121.14 sq. m.	(1,304 sq. ft.)
Second Floor	121.14 sq. m.	(1,304 sq. ft.)

Extension to 3-Storey Stone Building

Ground Floor	34.56 sq. m.	(372 sq. ft.)
First Floor	34.56 sq. m.	(372 sq. ft.)
Second Floor	34.56 sq. m.	(372 sq. ft.)

3-Storey Works/Warehouse Building

Ground Floor	84.17 sq. m.	(906 sq. ft.)
First Floor	84.17 sq. m.	(906 sq. ft.)
Second Floor	84.17 sq. m.	(906 sq. ft.)

3-Storey with Basement Works/Warehouse Building

Basement	77.95 sq. m.	(839 sq. ft.)
Ground Floor	77.95 sq. m.	(839 sq. ft.)
First Floor	77.95 sq. m.	(839 sq. ft.)
Second Floor	77.95 sq. m.	(839 sq. ft.)

Total Gross Internal Floor Area Approx.	2,032.24 sq. m	(21,875 sq. ft.)
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Outside

Substantial yard area suitable for car parking, storage or vehicle parking.

BUSINESS RATES

The Uniform Business Rates for this property are as follows:-

Address:	1st & 2nd Floors, Blagborough Engineering, Halifax Road, Cross Roads, Keighley, BD21 5ET
Description:	Store & Premises
Rateable Value:	£9,000

Address:	Blagborough Engineering, Halifax Road, Cross Roads, Keighley, BD21 5ET
Description:	Factory & Premises
Rateable Value:	£12,500

The Uniform Business Rate for 2015/2016 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

PRICE

Offers in the region of £265,000 – Subject to Contract – for the freehold interest with vacant possession (Plus VAT – if appropriate).

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for property is:-

E	-	112
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VIEWING

Strictly by prior appointment with the sole letting agents:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk
(September 2015 / Amended April 2016 – 5412/MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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