



Chartered Surveyors  
Commercial Property Agents

\*Of Interest to Owner Occupiers, Investors, Developers etc\*

# Provincial House, 6/12 Cooke Street Town Hall Square, KEIGHLEY BD21 3NN



## FOR SALE

**(BY PUBLIC AUCTION – TUESDAY 16<sup>TH</sup> OCTOBER 2018)**

- Rare Town Centre Investment/Development Opportunity  
Comprising Ground Floor Former Branch Premises of **150.4 sq m (1619 sq ft)** and 3 Upper Floors of **501.9 sq m (5403 sq ft)**
- **Guide Price: £230,000**

1<sup>st</sup> Floor, 8 Henry Street, Keighley, BD21 3DR  
T: 01535 662460 E: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
W: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

Office also at Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3LW





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### SITUATION

The property fronts onto Cooke Street, situated within the heart of Keighley Town Centre, opposite Keighley Town Hall and the War Memorial Gardens.

All of the Town's main amenities are closeby including Cavendish Street (one of the main retailing streets), Airedale Shopping Centre and the recently refurbished bus station.

Metered on street car parking and multi storey "Pay and Display" car parking is available in the locality.

### PROPERTY/ACCOMMODATION

The premises comprise of substantial 4 storey stone built property having been occupied for a significant number of years as a ground floor Building Society branch and separate entrance leading to 3 floors of offices previously occupied by a local firm of solicitors.

The property is now available with vacant possession.

The premises provide the following approximate net internal floor areas:-

	Sq m	Sq ft
<u>Ground Floor</u> Former Building Society premises	150.4	1619
<u>Basement</u> Stores, kitchen & WCs Overall	131.5	1417
<u>First Floor</u> Offices with kitchen	167.2	1800
<u>Second Floor</u> Various offices plus kitchen	158.0	1701
<u>Third Floor</u> Various offices plus kitchen	176.7	1902

### RATING

A search of the Valuation website reveals that the property has the following Rateable Values:

	Rateable Value	Rates Payable
Ground Floor/Basement	£21,000	£9,366
First Floor	£8,300	£3,867
Second Floor	£7,000	£3,262
Third Floor	£6,000	£2,796

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
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3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request.

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

### GUIDE PRICE

**Offers in the region of £230,000** are sought for the freehold interest – Subject to Contract.

### FORM OF SALE

The premises are to be offered for sale via public auction as follows:-

Lot 004a, Tuesday 16<sup>th</sup> October 2018 at 12 noon, at Leeds United Football Club, Leeds, LS11 0ES.

### LEGAL COSTS

The purchaser is to be responsible for their own fixed costs in this transaction.

Please refer to the legal pack/auctioneers website for details of additional charges which may apply.

### VAT

We are advised by our clients that they do not intend to charge VAT on the sale price/rent – however they reserve the right to do so if appropriate

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

### VIEWING

By contacting the joint auctioneer agents:-

**Sharma Williamson**

**Tel:** (01535) 662460

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

**Web:** [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

**Pugh & Co**

**Tel:** 08442 772 444

**Email:** [David.Hodgkinson@pugh-auctions.com](mailto:David.Hodgkinson@pugh-auctions.com)

**Ref:** David Hodgkinson

**(September 2018)**