

GUIDE PRICE  
**£220,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**16th December 2020**

BY ORDER OF  
**LPA Receivers**



## 73 North Street, Keighley, West Yorkshire BD21 3SD

Freehold bank investment let to Yorkshire Bank plc until 2027 (1) plus vacant offices above

**Bid1.**

## Property Summary

- Freehold bank investment
- Let to Yorkshire Bank plc until 2027 (1)
- Vacant upper floors providing alternative use potential (subject to consents)
- Producing £25,000 per annum (plus vacant offices)
- **On the instructions of the Joint LPA Receivers**

## Location

The market town of Keighley lies about 11 miles north west of Bradford, 13 miles north of Halifax and 20 miles north west of Leeds and can be accessed via the A629, A6035 and A650. Keighley railway station provides regional rail links and Leeds Bradford Airport lies about 14 miles to the east.

North Street forms part of the A629 and is the main street running through the town. The property forms part of an established retail parade on the west side of the road opposite its junction with Bow Street. Nearby occupiers include Barclays, Lloyds Bank, NatWest and HSBC.

## Description

A mid terraced four storey building of modern construction beneath a flat roof. The building is arranged as a banking hall on the ground floor with ancillary offices at part first floor level. The remaining part first floor along with the second and third floors provide further office accommodation arranged as a mixture of cellular and open plan office space. The office floor are accessed via a separate entrance with a staircase and lift serving all floors. There are WCs on each floor. The vacant upper floors may offer alternative use potential, subject to obtaining the necessary consents.

## Tenure

Freehold



## VAT

Refer to legal pack

## EPC

Refer to the legal pack

## Local Authority

Bradford Metropolitan Borough Council  
01274 434605  
[www.bradford.gov.uk](http://www.bradford.gov.uk)

Floor	Accommodation	Tenancy	Rent PA
Ground Part first	Banking hall - 258.73 sq m (2,785 sq ft) Offices - 65.22 sq m (702 sq ft)	Let to Yorkshire Bank plc for 10 years from 23/06/2017 (1)	£25,000
Part first Second Third	Offices - 167.96 sq m (1,808 sq ft) Offices - 163.97 sq m (1,765 sq ft) Offices - 170.01 sq m (1,830 sq ft)	Vacant	0
Total	825.89 sq m (8,890 sq ft)		£25,000

(1) Tenant's break option on 23/06/2022

(2) The auctioneers have not measured the property. All floor areas have been provided by the vendor.

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## Contact BidX1

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