

## TO LET

**3a School Street, Steeton, Keighley, BD20 6NP**



### **Small Private Garage/Storage Facility** **33.19 sqm (357 sq.ft)**

#### **KEY FEATURES**

- Immediately Available
- Electric roller shutter door access
- Suitable for private garage /Storage facility

**Rental**  
**£4,200**  
**Per Annum**



## Location

Situated within the village of Steeton the property is located off School Street only a short distance south of The B6265 traffic light junction with Station Road. Immediate surrounding users are of a residential nature, although Steeton Primary School and a small public carpark are within proximity.

## Description

The property comprises a private garage/storage facility extending to approximately 33.19 sq.mtrs (357 sq.ft) or thereabouts, Access is provided via an electrically operated roller shutter door of approximately 3.8 mts (12ft 6") wide and it has a minimum internal eaves height of 2.60 mtrs (8ft 6")

## Services

The property benefits from the provision of a single-phase electricity only.

## Rating Assessment

The property will require assessment for uniform business rates

## Lease Terms

The property is available to let for a term of 12-months or longer any term more than three years will be subject to an upward only rent review.

## Rental

£4,200 per annum per annum

## Legal Costs

Each party will be responsible for their own legal and professional fees.

## Energy Performance Certificate

The property is utilised for storage only and has an internal floor area of less than 50 sq.mtrs. It is therefore considered exempt from the necessity to require an Energy Performance Certificate

## Anti-Money Laundering (AML)

In accordance with current legislation any prospective tenant will need to provide relevant ID and be subject to basic sanction and AML checks.

## VAT

The price quoted is exclusive of any VAT liability – If applicable

## Viewing

For further information, and viewing arrangements please contact:

Email- [stuart@woodheads.co.uk](mailto:stuart@woodheads.co.uk) Tel - 01274-530570

