

RMJ

airedale
Shopping Centre

RETAIL UNIT TO LET

UNIT 31-33 Cooke Lane - 3,158 SQ FT

enquiries@rmjletting.com 0141 739 8833



airedaleshoppingcentre.co.uk



Holland & Barrett



COSTA



Bonmarché



**TO
LET**

UNIT 31-33

Positioned near The Works, Vodafone and Poundland benefiting from strong neighbouring brands and consistent footfall.



3,158 SQ FT

RATES	Rateable Value: £33,500 Rates Payable: £16,716.50
Service Charge	Service Charge: £29,908 Insurance: £1,115

Key Features



Prime Retail Position

Situated within Airedale Shopping Centre, near The Works, Vodafone and Bodycare.



Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



Excellent Accessibility

Immediate access to 425-space centre parking and key transport links.

Location

Keighley is a traditional market town established in 1305, located in the South Pennines in West Yorkshire. It is the second largest town in the City of Bradford borough.



In recent years, Keighley has seen significant investment and regeneration. In 2021, the town secured up to £33.6 million through the Government's Towns Fund. Key projects include a state-of-the-art Health & Wellbeing Centre in the heart of town, set to create around 200 new jobs, including 50 in the town centre itself.

Getting Here

- ▶ Located 8 miles northwest of Bradford City Centre, Keighley is easily accessible by car and public transport.
- ▶ On-site parking for 425 vehicles across an eight level multi-storey car park.
- ▶ Just a five-minute walk from Keighley Train Station, providing links to major destinations across West Yorkshire and beyond.
- ▶ Keighley Bus Station provides regular services to Bradford and Leeds, as well as to nearby market towns including Skipton, Bingley, Ilkley and Haworth.



VAT

All prices quoted are subject to VAT.

LEGAL COSTS

Each party will meet its own legal costs in any transaction.

PLANS

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact.

AGENTS NOTES

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



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CONTACT US

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