

# SHOP TO LET

Suitable for a variety of uses

**TOTAL AREA: 3,250 sq.ft.**

## VICTORIA WORKS 44 LEEDS ROAD ILKLEY

### LOCATION

The prosperous dormitory town of Ilkley is situated 6 miles west of Otley and 17 miles north west of Leeds within the picturesque Wharfe Valley, having excellent road and rail communications to the Leeds and Bradford conurbation.

### SITUATION

The property occupies a prominent location, having excellent frontage to both Little Lane and Leeds Road close to other well-known occupiers including Waltons Fine Furnishings, Hartleys Auctions, Ilkley Cinema and the award winning Lishman's Butchers.

The property is indicated on the attached plan.

### DESCRIPTION

A substantial double storey property with rear single storey extension suitable for a variety of uses.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	12.06m	39'6"
Internal Width	11.17m	36'8"
Shop Depth	11.04m	36'3"
Ground Floor Sales	87.88 sq.m.	946 sq.ft.
First Floor Showroom	86.21 sq.m.	928 sq.ft.
Rear Showroom	22.29 sq.m.	240 sq.ft.
2 Offices	17.56 sq.m.	189 sq.ft.
Rear Showroom & Stores	88.07 sq.m.	948 sq.ft.

### LEASE

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.



### RENTAL

Offers in the region of **£27,500 per annum exclusive.**

### RATES

We understand the property is assessed as follows:-

Rateable Value	£18,750
Approx. Rates Payable	£ 9,000

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band F. A copy of the EPC is available on request.

### VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT

### LEGAL COSTS

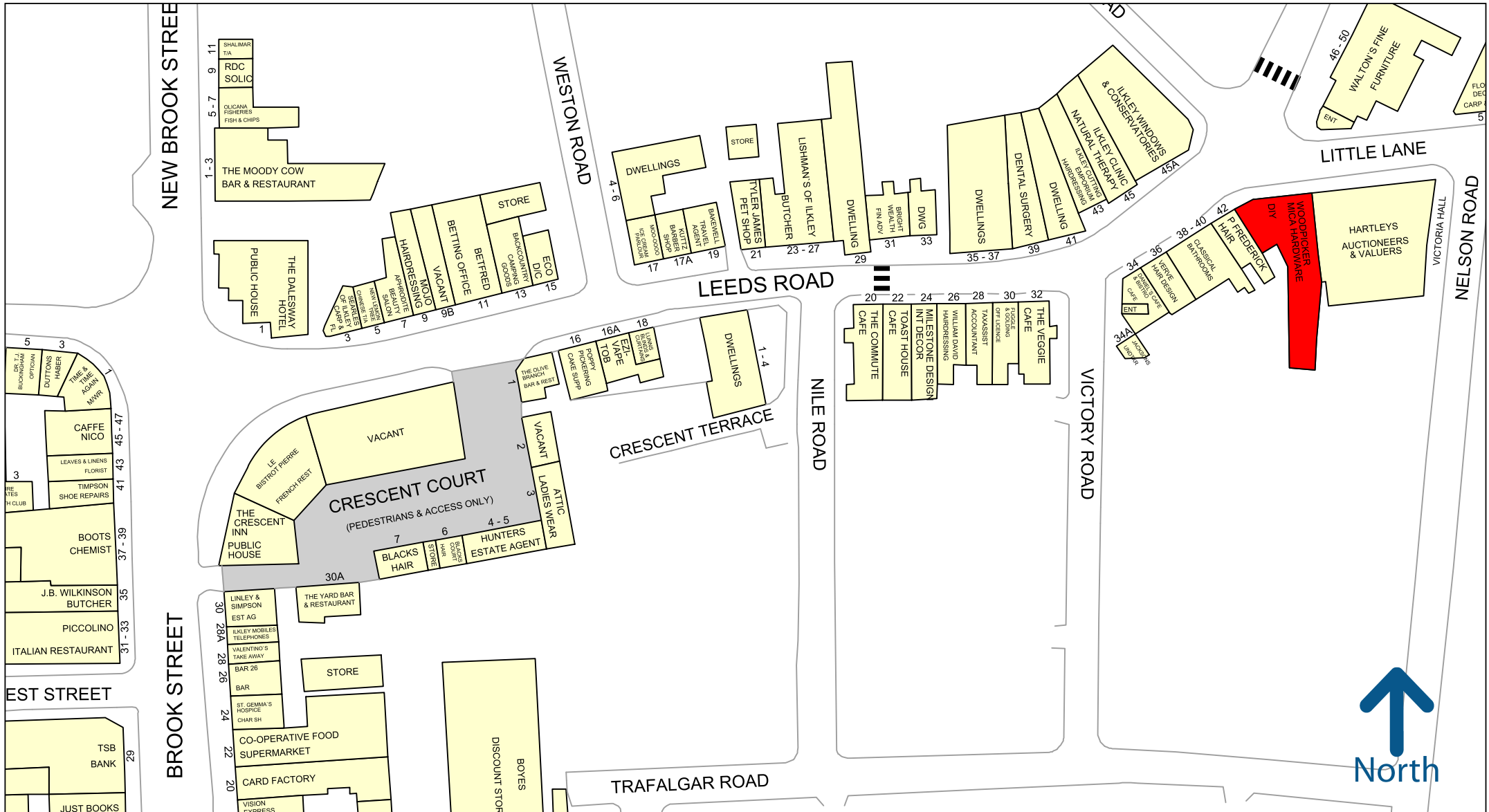
Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020  
Ref: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

**SUBJECT TO CONTRACT**  
Details prepared: 26<sup>th</sup> September 2017



Experian Goad Plan Created: 27/09/2017  
Created By: Brackenridge Hanson Tate

50 metres

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