

SHOP TO LET

42 BACK GROVE ROAD ILKLEY LS29 9EE

LOCATION

The prosperous dormitory town of Ilkley is situated 6 miles west of Otley, 17 miles north west of Leeds, 16 miles north of Bradford and 12 miles west of Harrogate in the picturesque Wharfe Valley.

It benefits from an excellent rail service to the Leeds and Bradford conurbation.

The town has a high proportion of middle/upper class residents, 38.1% being higher intermediate managerial/professional compared with the UK average of 21.7% with 82.7% being home-owners compared to the UK average of 66%.

SITUATION

The shop is visible from Ilkley's main car park and close to the rear of WH Smith, Clinkards, Annings Photograph and the well-known Mortons Hardware Store

The shop is indicated on the attached plan.

DESCRIPTION

A well-configured ground floor shop with office, kitchen and changing facilities.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.94m	19'6"
Internal Width (at frontage)	5.33m	17'6"
Shop Depth	17.39m	57'0"
GF Sales	65.03 sq.m.	700 sq.ft.
Changing Room, Store, Office & Kitchen	16.26 sq.m.	175 sq.ft.



LEASE

The shop is available on a full repairing and insuring lease for a term of years to be agreed, subject to rent review.

RENTAL

We are seeking offers in the region of **£12,500 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£17,500
Rates Payable	£ 8,155 (approx)

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

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

VAT

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

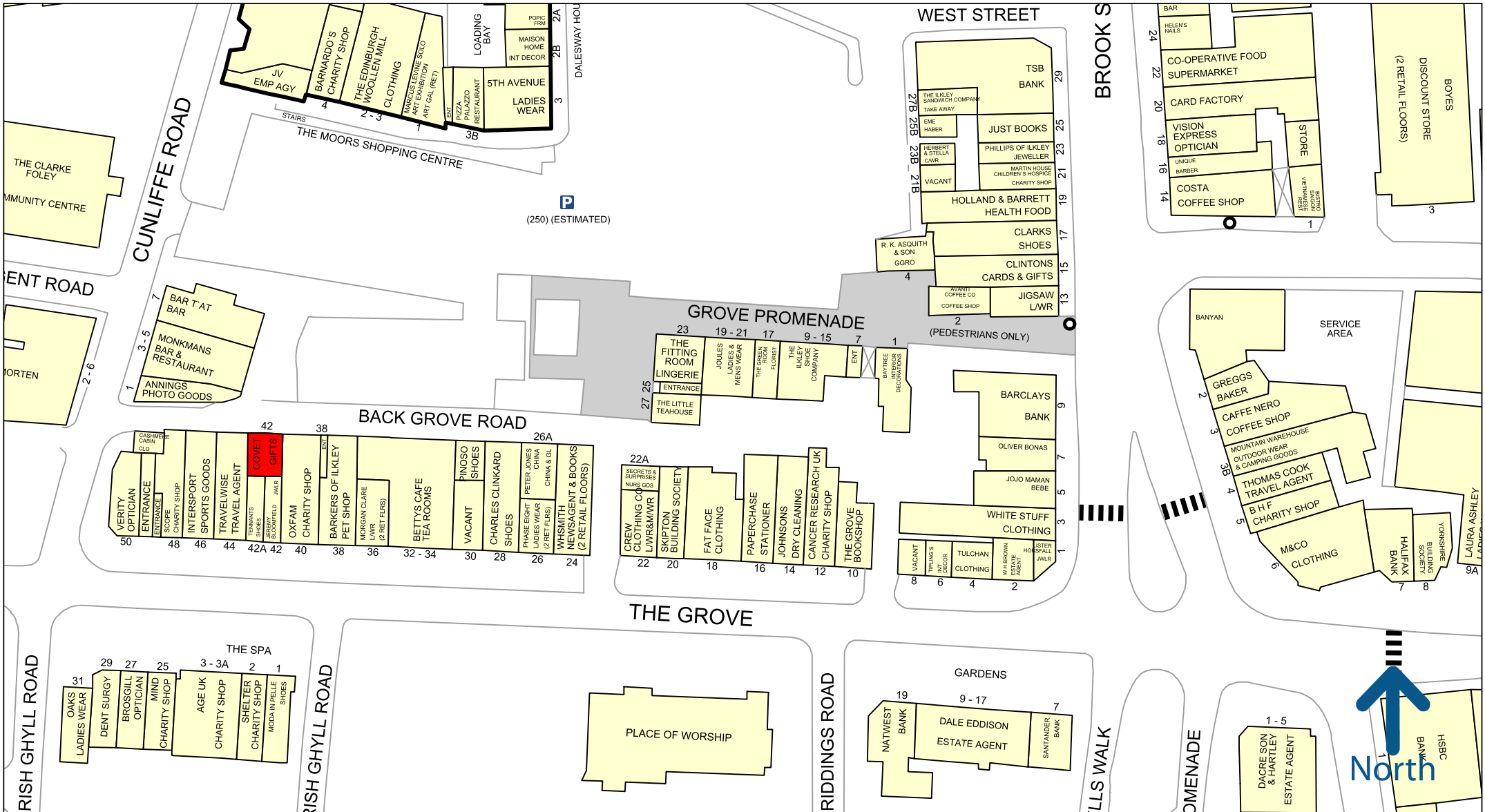
VIEWING

By appointment with the sole agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: 26 Jan 2018



Experian Goad Plan Created: 26/01/2018
Created By: Brackenridge Hanson Tate

