

PRIME SHOP TO LET

4 THE GROVE ILKLEY LS29 9EG

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 property has a prime location close to the junction with Brook Street with other retailers nearby including Oliver Bonas, JoJo Maman Bebe, White Stuff, Grove Bookshop, Paperchase, Fat Face and Crew Clothing.

The shop is indicated on the attached plan.

DESCRIPTION

The shop has an excellent frontage to The Grove incorporating good display windows with basement storage and first floor storage and staff accommodation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Net Frontage	7.01m	23'0"
Shop Depth	5.48m	18'0"
GF Sales	36.67 sq.m.	395 sq.ft.
Basement Storage	29.82 sq.m.	321 sq.ft.
FF Storage/Staff	21.09 sq.m.	227 sq.ft.



LEASE

The shop is available on a new 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 **£35,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£22,750
Rates Payable	£10,920 (approx)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (108). A copy of the EPC is available on request.

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

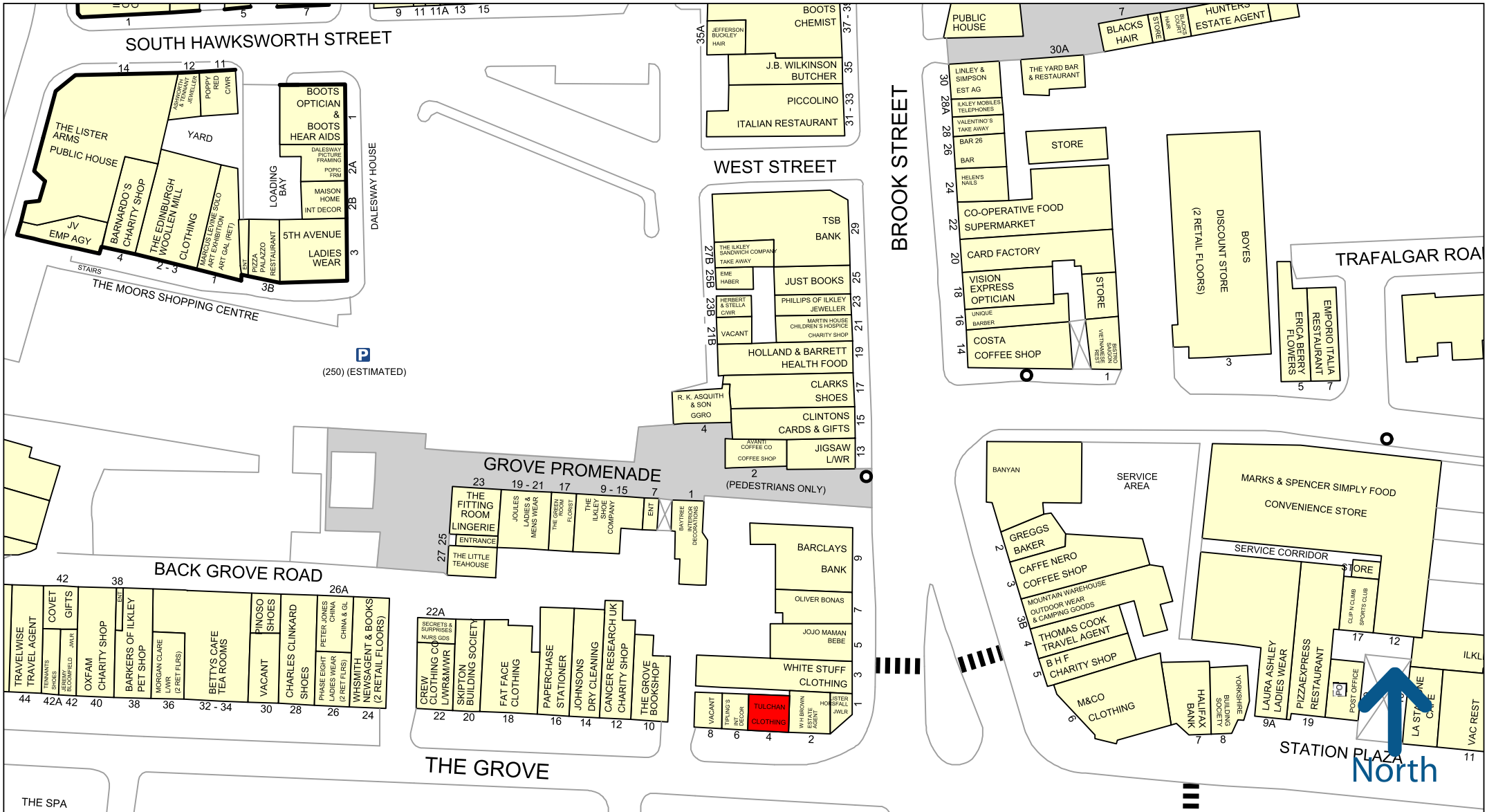
By appointment with the sole agents:-

Brackenridge Hanson Tate

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

SUBJECT TO CONTRACT
Details prepared: 21 Feb 2018

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Experian Goad Plan Created: 21/02/2018
Created By: Brackenridge Hanson Tate



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