

PROMINENT SHOP/OFFICE TO LET

**12 COWPASTURE ROAD
ILKLEY
LS29 8SR**

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 has a prominent location on the busy Cowpasture Road leading from Ilkley Moor to the town centre, adjacent to Ilkley Moor Pharmacy and Sue Ryder.

The property is indicated on the attached plan.

DESCRIPTION

Ground floor sales/office with excellent basement, boardroom and staff facilities suitable for a variety of both office and retail uses.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.60m	18'4"
Internal Width	5.40m	17'9"
Shop Depth	11.00m	36'0"
Ground Floor Sales	54.90 sq.m.	591 sq.ft.
Basement	36.79 sq.m.	396 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 rent review.



RENTAL

Offers in the region of **£14,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£11,750
Approx. Rates Payable	£ 5,640

ENERGY PERFORMANCE CERTIFICATE

Awaited.

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.

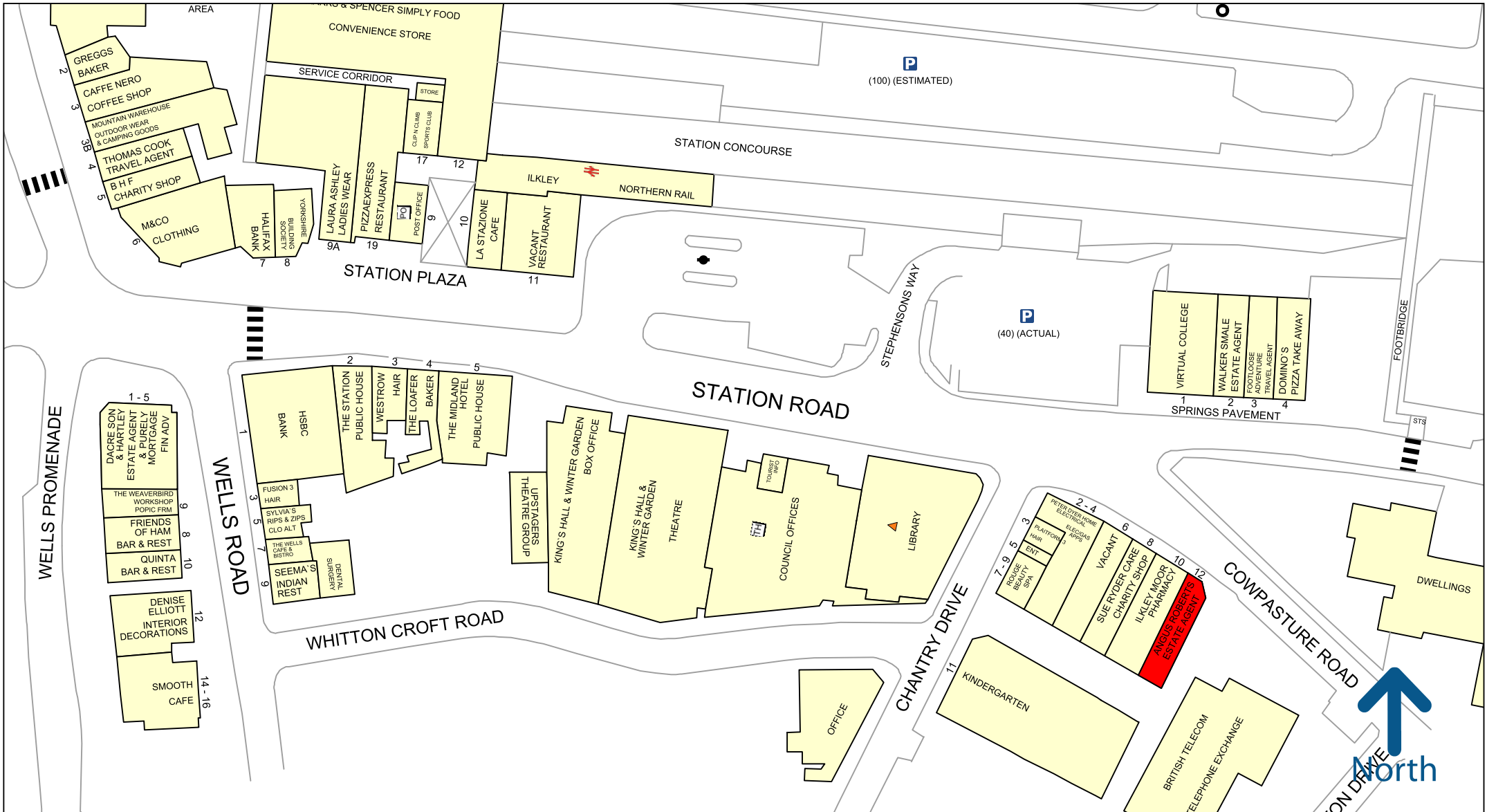
VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

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

SUBJECT TO CONTRACT
Details prepared: 28th September 2018

address. 6 Lisbon Square, Leeds, LS1 4LY
tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



50 metres

Experian Goad Plan Created: 28/09/2018
Created By: Brackenridge Hanson Tate



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