

TO LET PROMINENT SHOP on busy cut-through

22a THE GROVE ILKLEY LS29 9EG

LOCATION

The prosperous market town of Ilkley is situated in the picturesque Wharfe Valley within 16 miles of Leeds and 10 miles of Skipton, having an excellent train service to the Leeds Bradford conurbation.

SITUATION

The property is situated adjacent to the town's main car park on a busy cut-through from the car park to the prime retailing area of The Grove, with occupiers close by including Mint Velvet, Charles Clinkard, Phase Eight, WH Smith, Crew Clothing, Fat Face and the renowned Betty's Café.

The unit is indicated on the attached street traders plan.

DESCRIPTION

A lower ground floor shop with rear storage and staff.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.07m	20'0"
Internal Width	5.68m	18'8"
Shop Depth	14.75m	48'5"
GF Sales	89.36 sq.m.	960 sq.ft.
Storage/Staff	7.15 sq.m.	77 sq.ft.
Separate wc		

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 **£18,500 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£20,250
Rates Payable	£ 9,983 (approx)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (85). 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:-

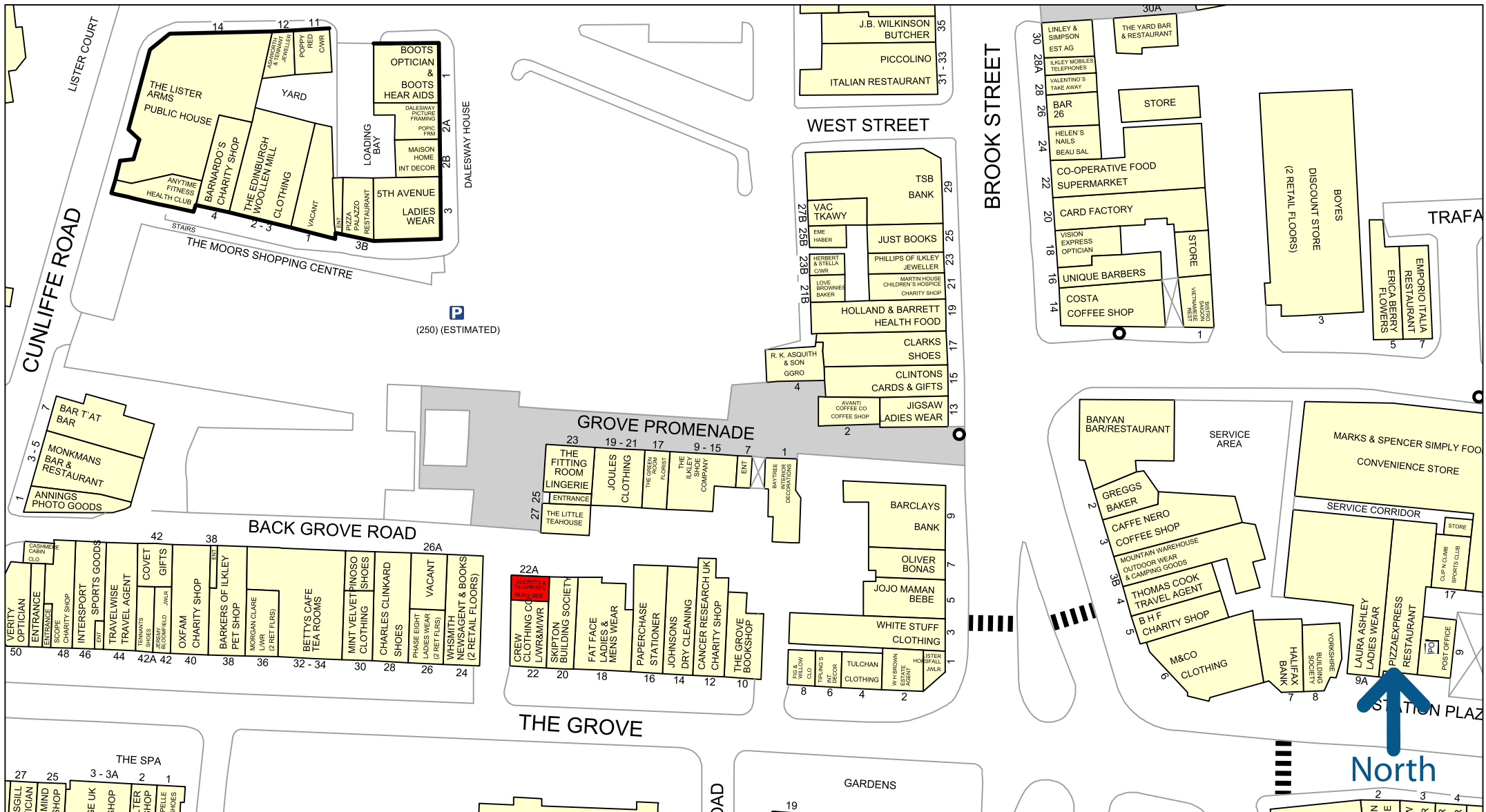
Brackenridge Hanson Tate

Tel: 0113 244 9020
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SUBJECT TO CONTRACT

Details prepared: 25 March 2019

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50 metres

Experian Goad Plan Created: 15/03/2019
Created By: Brackenridge Hanson Tate



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