

PRIME SHOP TO LET

8 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 has a prime location close to well-known retailers including Crew Clothing, Fat Face, Paperchase The Grove Bookshop and White Stuff.

The shop is indicated on the attached street traders plan.

DESCRIPTION

A fully refurbished Victorian shop property with excellent potential for a variety of occupiers.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	5.02m	16'6"
Shop Depth	4.75m	15'7"
GF Sales	18.58 sq.m.	200 sq.ft.
FF Sales	17.73 sq.m.	193 sq.ft.
FF Kitchen	4.83 sq.m.	52 sq.ft.
SF Office/Staff	20.44 sq.m.	220 sq.ft.
B'ment Sales/Store	16.72 sq.m.	180 sq.ft.



LEASE

By assignment of the existing full repairing and insuring lease which expires on 6th November 2021.

RENTAL

The current rent is **£18,250 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£13,250
Rates Payable	£ 6,532 (approx)

ENERGY PERFORMANCE CERTIFICATE

Awaited.

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.

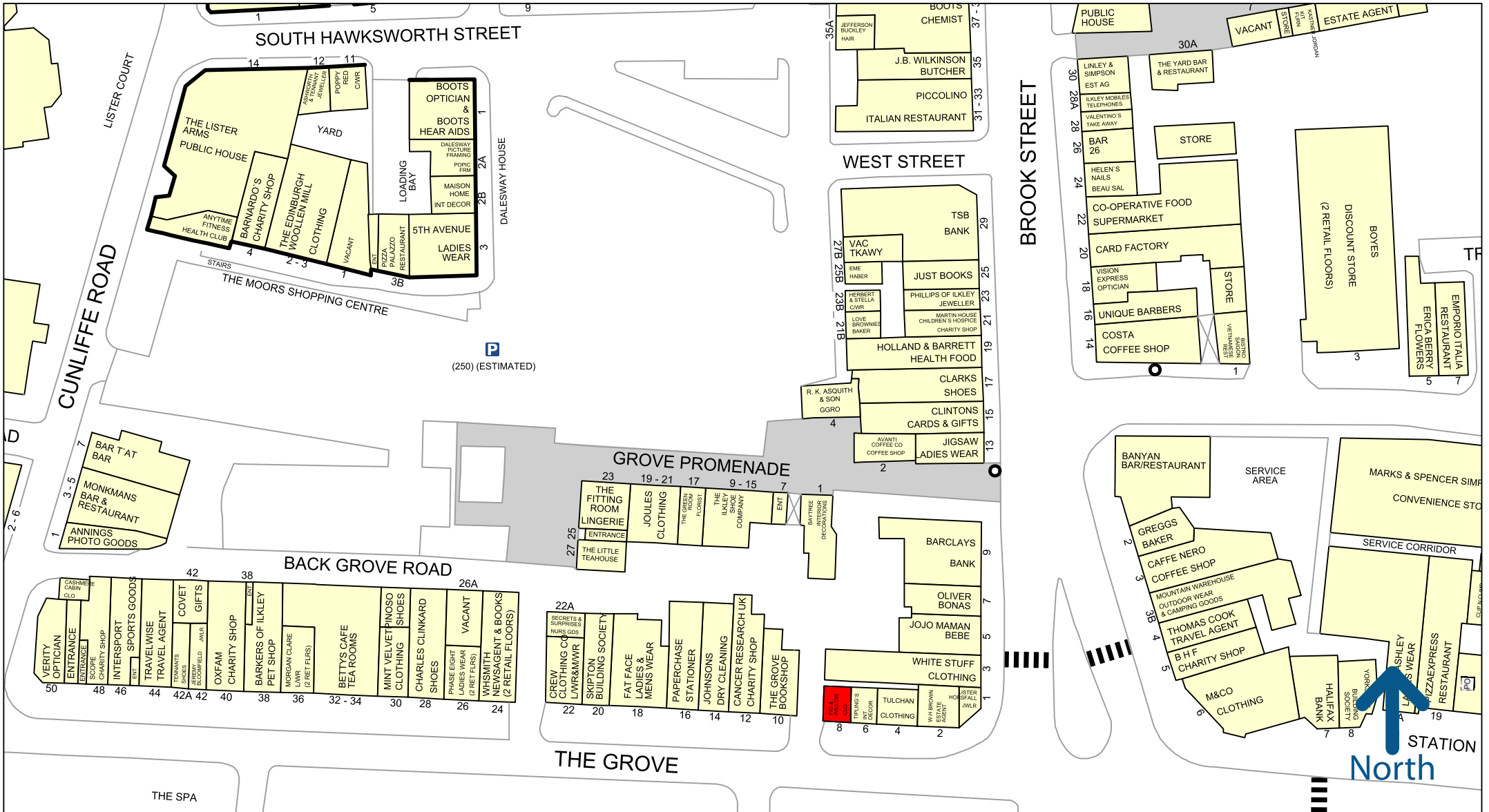
VIEWING

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: 25 March 2019



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

