

FIRST FLOOR OFFICES TO LET



25A GROVE PROMENADE, ILKLEY, LS29 8AF

- 640 sq.ft (59.45 sq.m.)
- a few minutes walk from the main shopping area and train station
- predominately open plan
- fronting town's main car park

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is conveniently located on Grove Promenade, just off Brook Street and The Grove, the two main retail thoroughfares of Ilkley Town Centre. The town lies on the A65 giving direct access to the Leeds and Bradford conurbation and Skipton, 10 miles to the north.

The town benefits from regular train services to Leeds and Bradford.

DESCRIPTION

This traditional stone built office accommodation is at first floor level with access being provided via stairs to the end elevation.

The accommodation comprises a stylish split level suite. The office is predominantly open plan with a raised large cellular office overlooking the main working area. A fully fitted kitchen is provided together with wc facilities.

No car parking is provided, however there is a large public car park facing the front elevation of the building.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides a Net Internal Area of **640 sq.ft. (59.45 sq.m)**

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£7,500 pax.**

RATES

We understand the property has a Rateable Value of £5,600.

We understand at the present time that no rates are payable, however we recommend interested parties make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (70).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction. A copy of the ECP is available on request.

VAT

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

FURTHER INFORMATION/VIEWING:

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Subject to Contract
June 2020

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braeknridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.