

PROMINENT SHOP TO LET



43 BROOK STREET, ILKLEY, LS29 8AG

LOCATION

The prosperous dormitory town of Ilkley is situated 4 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.

The town benefits from regular rail services to the Leeds Bradford conurbation.

SITUATION

The property has a prominent location, adjoining the town's main traffic lights and close to other multiple and local retailers including Boots, Timpson, Linley & Simpson and the Co-op.

The shop is indicated on the attached plan.

DESCRIPTION

A well-proportioned ground floor shop with basement storage.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	4.13m	13'6"
Shop Depth	11.05m	36'6"
GF Sales	41.69 sq.m	448 sq.ft
Basement Storage	27.89 sq.m	300 sq.ft

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated.

RENTAL

Offers in the region of **£19,500 per annum exclusive**.

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

RATES

We understand the property is assessed as follows:-

Rateable Value £16,750

We understand that no rates are payable until April 2021, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B(48). 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.

FURTHER INFORMATION/VIEWING

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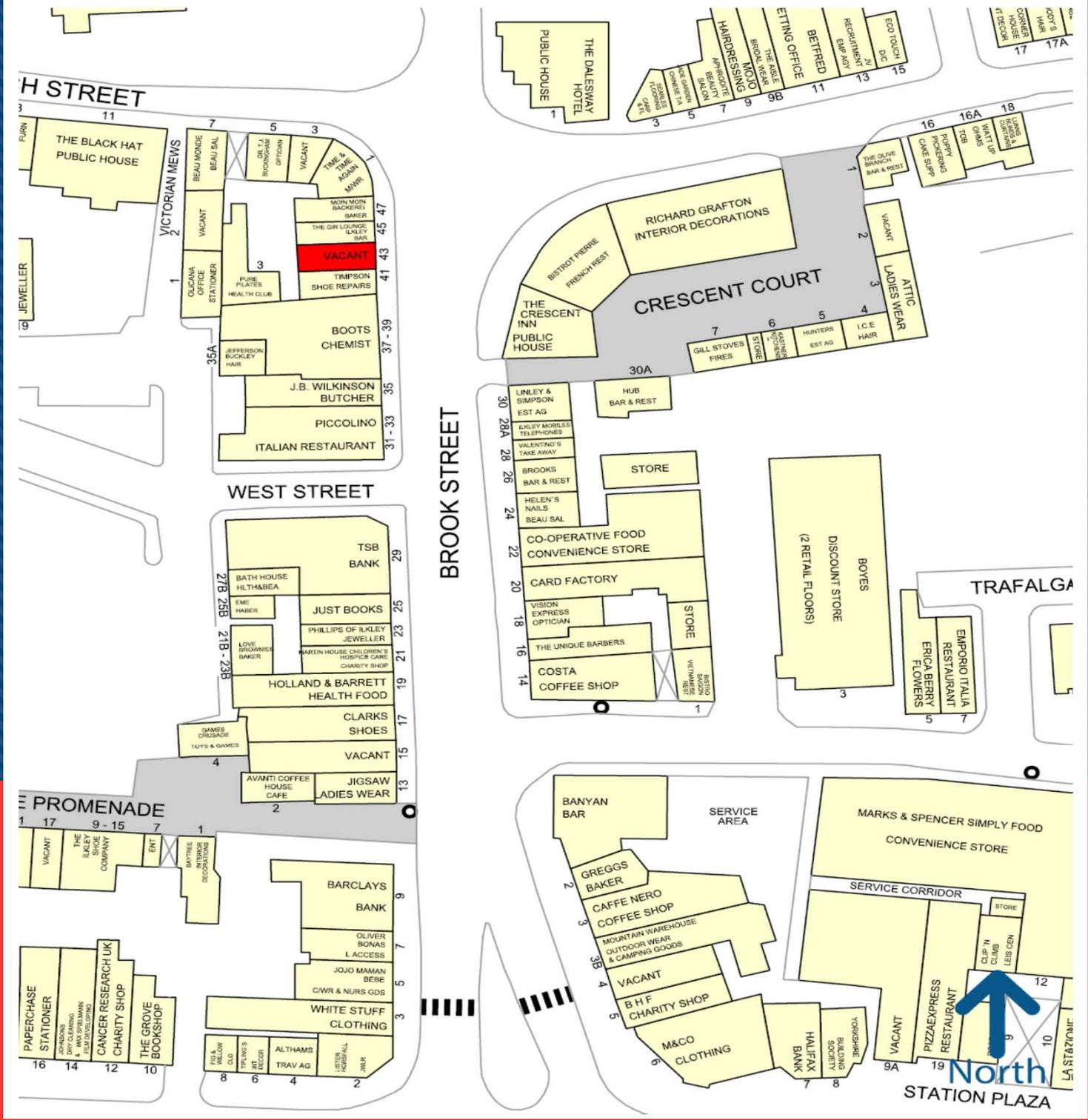
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Subject to Contract
25 Feb 2021



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 Brackentridge 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.