

# PRIME SHOP TO LET



## 6 THE GROVE, ILKLEY, LS29 9EG

### LOCATION

The prosperous dormitory town of Ilkley is situated 6 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.

It benefits from an excellent rail service to the Leeds and Bradford conurbation.

The town has a high proportion of middle/upper class residents, 38.1% being higher intermediate managerial/professional compared with the UK average of 21.7% with 82.7% being homeowners compared to the UK average of 66%.

### SITUATION

The property is in a prime location close to the junction with Brook Street, with other retailers nearby including Oliver Bonas, JoJo Maman Bebe, White Stuff, Grove Bookshop, Lister Horsfall, Fat Face and Crew Clothing.

### DESCRIPTION

The shop has an excellent frontage to The Grove incorporating good display windows with basement storage and ground and first floor sales.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.18m	17'0"
Internal Width	4.65m	15'3"
Shop Depth	4.88m	16'0"
GF Sales	19.04 sq.m	205 sq.ft
First Floor Sales	18.39 sq.m	198 sq.ft
Second Floor Kitchen/Store	24.71 sq.m	266 sq.ft
Basement	19.50 sq.m	210 sq.ft

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENTAL

Offers in the region of **£20,000 per annum exclusive**.

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