

PROMINENT SHOP TO LET



45 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 Costa Coffee.

The shop is indicated on the attached plan.

DESCRIPTION

A well-proportioned ground floor shop with first, second and third floor storage. The shop has recently undergone a full refurbishment.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	4.46m	14'8"
Shop Depth	11.67m	38'3"
GF Sales	44.13 sq.m	475 sq.ft
First Floor	30.20 sq.m	325 sq.ft
Second Floor	27.80 sq.m	299 sq.ft
Third Floor	27.60 sq.m	297 sq.ft

LEASE TERMS

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

The shop is available as a whole for offers in the region of **£22,000 per annum exclusive**.

Alternatively the Ground Floor unit can be let separately at a rent of **£19,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £21,250

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The property is not registered for VAT.

FURTHER INFORMATION/VIEWING

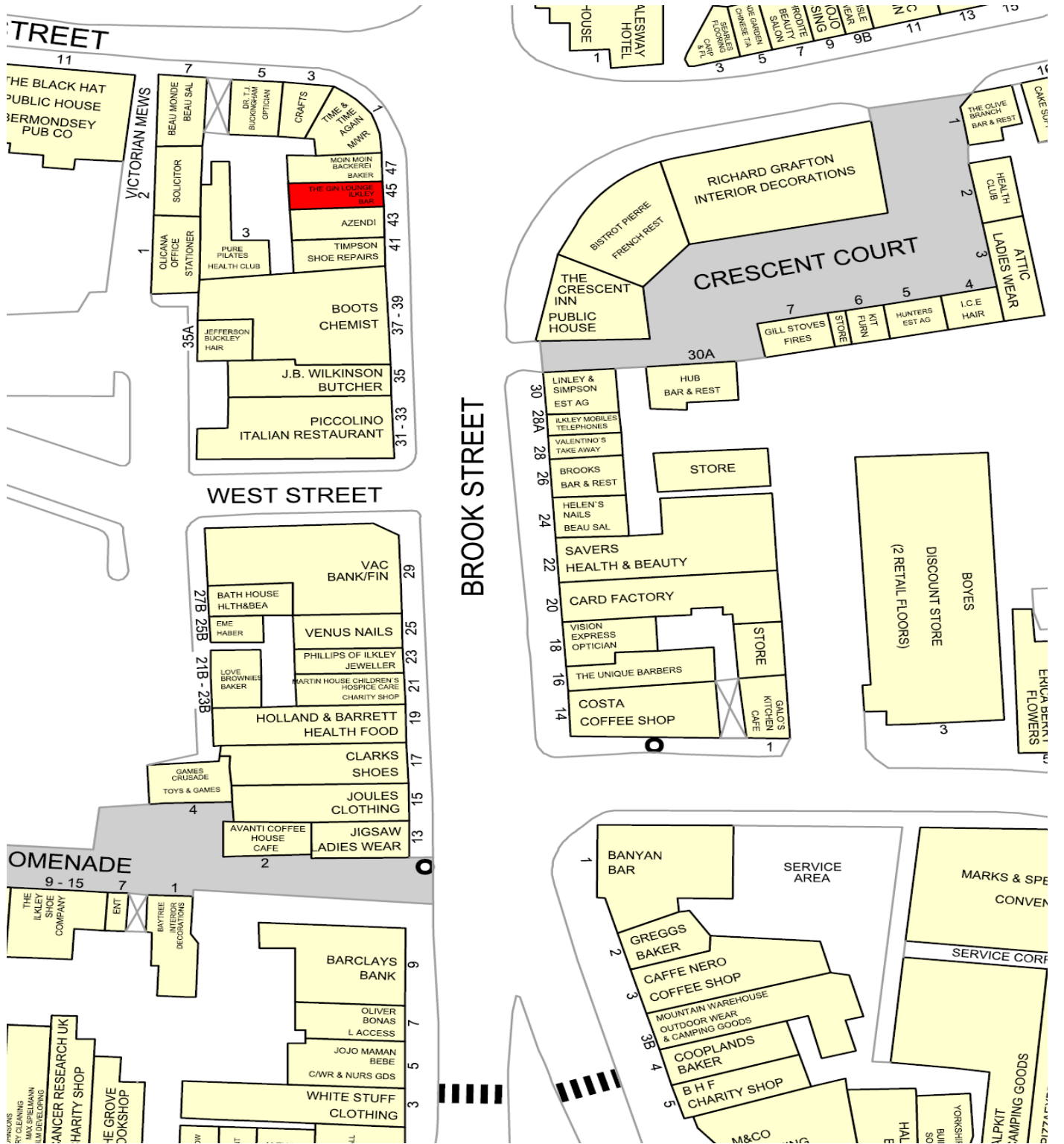
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Subject to Contract
Sept 23



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 whatsoever 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 Brackenridge 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 any way 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.