

# PRIME SHOP TO LET



## UNIT 4 STATION PLAZA, ILKLEY, LS29 8DA

### 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.

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

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

### SITUATION

The shop is situated within the Station Plaza development which directly adjoins the station, with other occupiers in the development including M&S Simply Food, Pizza Express, The Post Office, Caffè Nero, and Mountain Warehouse.

### DESCRIPTION

The shop offers ground floor sales with first floor staff and storage.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	70.23 sq.m	756 sq.ft
FF Stores/Staff	53.79 sq.m	579 sq.ft
ITZA		514.75 units

### LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.

### RENTAL

**£39,000 per annum exclusive.**

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**



We understand the property is assessed as follows:-

Rateable Value	£34,500
Rates Payable	£17,246.55 (approx)

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

Awaiting reassessment.

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

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

**Tom Grimshaw**

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Subject to Contract  
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