

# PRIME SHOP TO LET



## UNIT 3 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, Go Outdoors, 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:-

Gross Frontage	4.64 m	15'3"
Shop Depth	10.75m	35'3"
Shop Width	4.80m	15'9"
GF Sales	48.50 sq.m	522 sq.ft
FF Stores/Staff	41.81 sq.m	450 sq.ft

### 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

Offers in the region of **£31,500 per annum exclusive**.

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

**RATES**

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 D(86). 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**

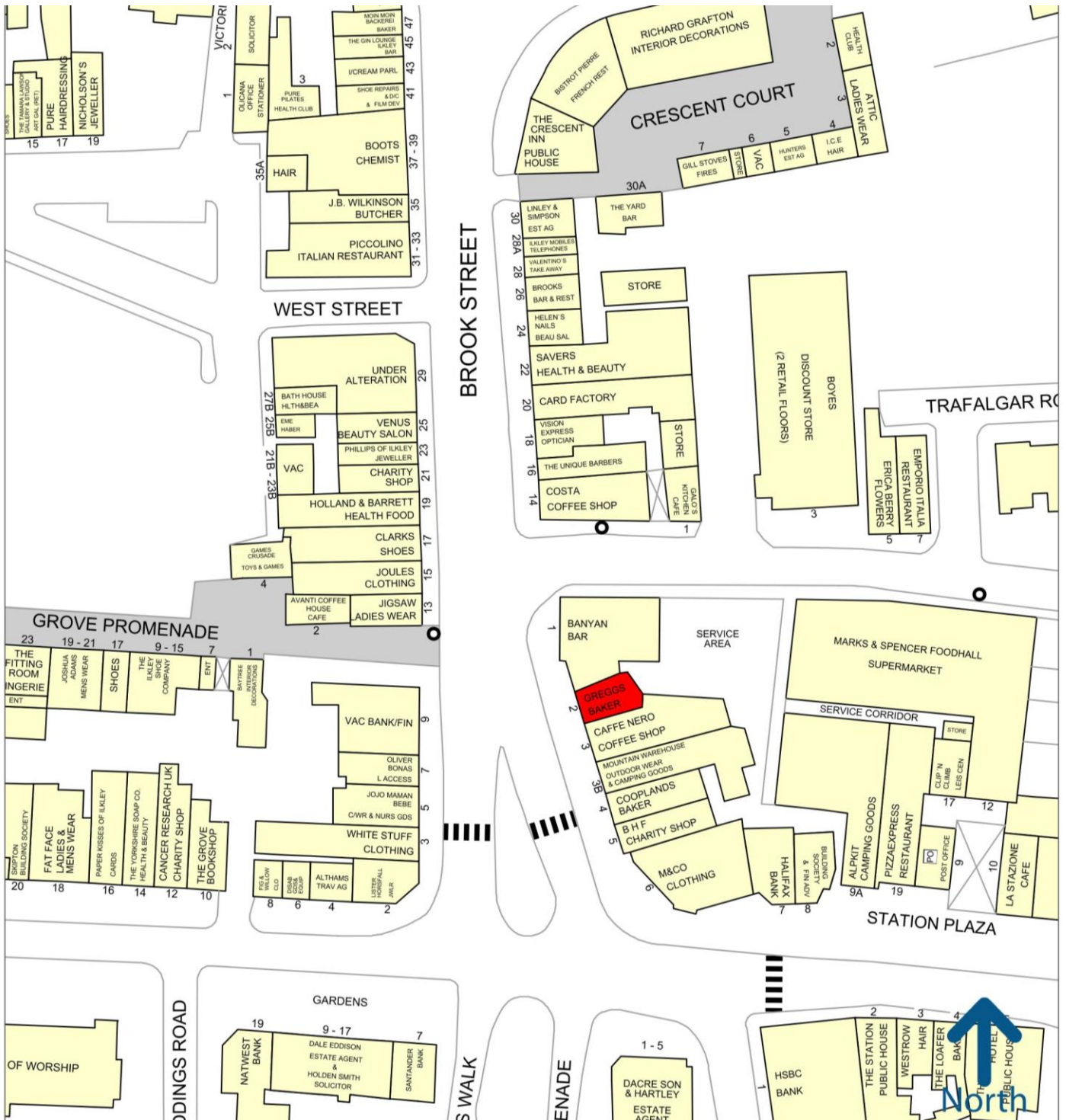
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Subject to Contract  
Sept 23



**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 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 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.