

TO LET

- 629 sq.ft – 1,302 sq.ft.
(58.44 sq.m. – 120.96 sq.m.)
- 2 recently refurbished quality office suites
- Available individually or as a whole.
- Each suite comprises 3 private office rooms, kitchenette and wc
- Situated in the heart of this prosperous dormitory town, close to train station.
- Attractive period entrance fronting The Grove



HIGH QUALITY OFFICE SUITES – 629 SQ.FT -1,302 SQ.FT.

Suites 1 & 2 | 10/12 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 home-owners compared to the UK average of 66%. Ilkley was voted the top place to live in the UK in a Sunday Times survey in 2022.

DESCRIPTION

The property comprises an end terrace 4 storey high street building of stone construction comprising a ground floor retail unit with office suites over first, second and third floors. The ground floor retail is occupied by The Grove Bookshop.

The office accommodation benefits from a separate attractive period entrance providing access from The Grove. Each suite comprises 3 spacious private office rooms, staff kitchen and wc facilities.

SITUATION

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

ACCOMMODATION & TERMS

The suites are available by way of an effective full repairing and insuring lease for a term of years to be agreed at the following rents, exclusive VAT, service charge, insurance and rates:-

Suite	Size sq.m.	Size sq.ft.	Rent pax
1	62.52 sq.m.	673 sq.ft.	£13,500
2	58.44 sq.m.	629 sq.ft.	£12,500
Total	120.96 sq.m	1,302 sq.ft	£26,000



RATEABLE VALUE

We understand the property is assessed as follows:-

Suite	Rateable Value
1	£7,000
2	£7,900

Interested parties are advised to check with the Local Rating Authority for confirmation of the actual rates payable.

EPC

Suite 1 has an Energy Performance Certificate rating of C(66)

Suite 2 has an Energy Performance Certificate rating of C(60)

Copies of the certificates are available on request.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION



Tom Grimshaw
T: 0113 244 9020
M: 07827 965146
E: tom@bht.uk.com

Flynn Burgess
T: 0113 244 9020
M: 07402 653238
E: flynn@bht.uk.com



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 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 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 should 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.