

PRIME SHOP TO LET



18 BROOK STREET, ILKLEY, LS29 8DE

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 occupies a prime position on Brook Street, one of the towns main retail centres. Nearby occupiers include: Oliver Bonas, White Stuff, JoJo Maman Bebe, Holland & Barrett, Grape Tree, Greggs and Costa Coffee

DESCRIPTION

The shop offers ground floor sales with first floor staff and storage, as well as additional storage on the second floor.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	7.38 m	24'3"
Shop Depth	19.35 m	22'5"
Shop Width	6.82 m	15'9"
GF Sales	94.76 sq.m	1,020 sq.ft
ITZA		647 units
FF Ancillary	49.24 sq.m	530 sq.ft
SF Ancillary	28.99 sq.m	312 sq.ft

LEASE TERMS

The property is available on a new fully repairing and insuring lease for a term of year to be agreed, at a rent of £40,000 per annum exclusive.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £37,500

Rates Payable £18,712.50 (approx)

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

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

FURTHER INFORMATION/VIEWING**Flynn Burgess**

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Subject to Contract
Jan 26

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 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.

