

RETAIL UNIT TO LET



1st and 2nd FLOOR OFFICE SUITES, 20 THE GROVE, ILKLEY, LS29 9EG

- 972 sq.ft (90.27 sq.m)
- Self contained modern office suites
- Each floor comprises 3 private office rooms and welfare facilities
- Situated in the heart of this prosperous dormitory town, close to the train station
- Attractive entrance fronting The Grove

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

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 a terrace high street building of stone construction comprising a ground floor retail unit with office suites over the second and third floors. The ground floor retail is occupied by Skipton Building Society. 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.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

2nd Floor	46.36 sq.m	499 sq.ft
3rd Floor	43.91 sq.m	473 sq.ft
TOTAL	90.72 sq.m	972 sq.ft

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£13,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £11,250

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is currently 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:

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Subject to Contract
July-2026