

# PRIME RETAIL UNIT – TO LET (MAY SELL) (323.21 SQ.M / 3,479 SQ.FT)



- SUITABLE FOR BOTH RETAIL & LEISURE
- DEDICATED PARKING
- PRIME POSITION WITHIN THE TOWN
- POTENTIAL FOR UPPER FLOOR CONVERSION STP

9 BROOK STREET, ILKLEY,  
LS29 8AD

## Description

The unit comprises a former Barclays Bank set over 4 floors on Brook Street in central Ilkley. There is parking to the side and rear as well as a sub station positioned in the back corner of the site.

Ground Floor	1,724 sq.ft
Basement	421 sq.ft
First Floor	832 sq.ft
Second floor	502 sq.ft

The property occupies a prime corner position fronting Brook Street at its junction with Grove Promenade. The unit is located directly adjacent to Oliver Bonas and in close proximity to other premium retailers like Jojo Maman Bebe, Joules, White Stuff and Jigsaw.

## Energy Performance Certificate

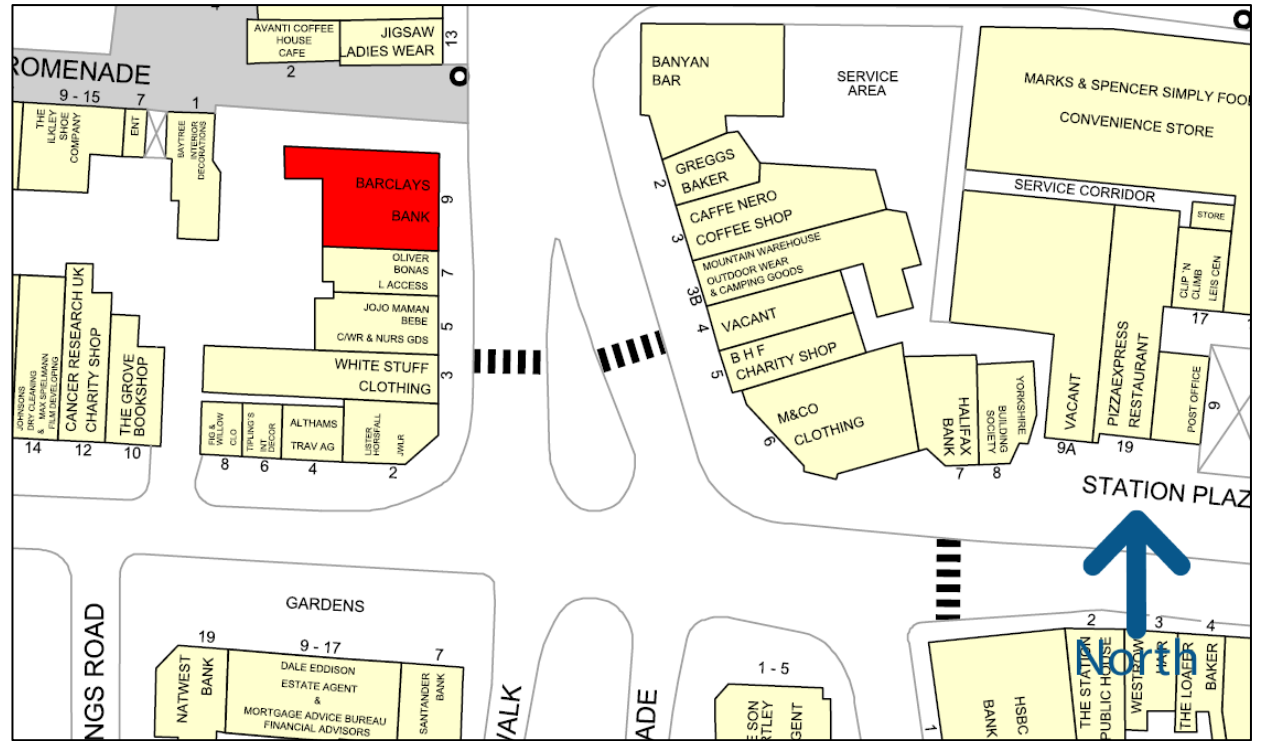
The property current has an Energy Efficiency rating of D95

## Rateable Value

Bank & Premises            £74,500

Current UBR for Apr 2023 – Mar 2024 is 0.512

Occupiers may benefit from 75% relief if eligible.



## Viewing

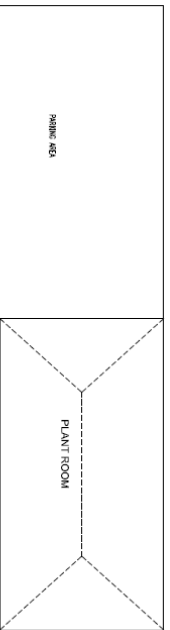
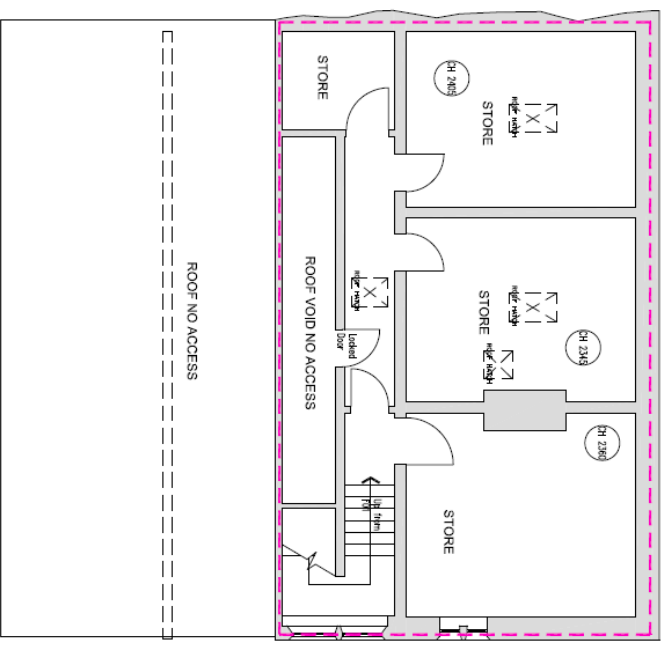
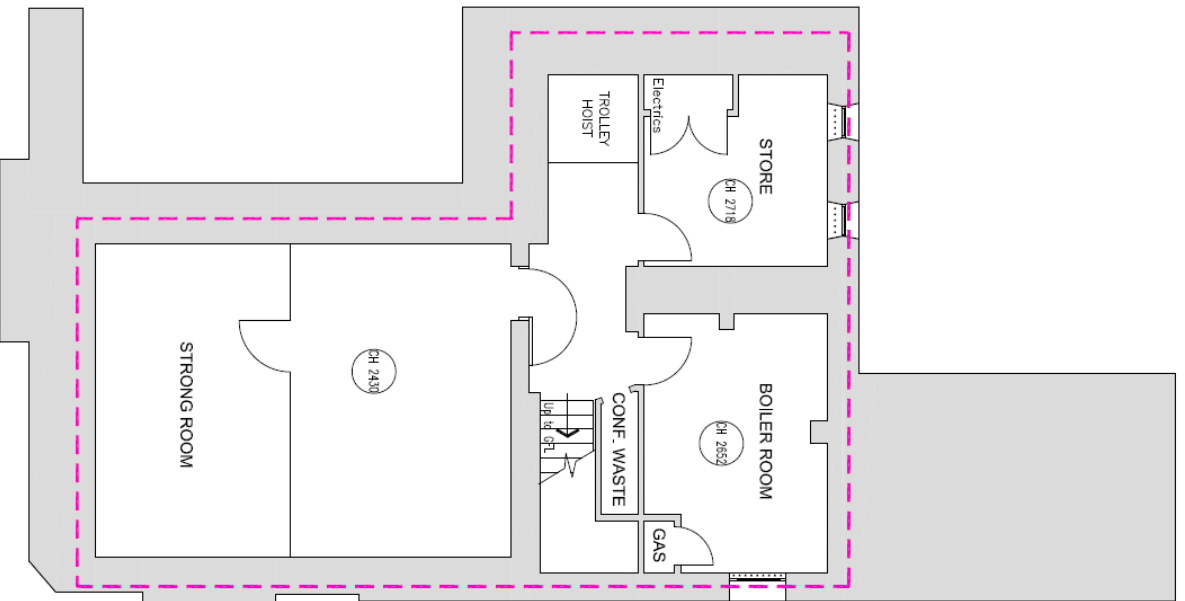
Strictly by appointment only E-mail: [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com) Tel: 07841470654

## Terms

The property is available at a rental of £75,000 per annum on a new FRI lease for a number of years to be negotiated. Offers invited for the freehold interest with vacant possession.

### GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared October 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.



as been transferred from a non-CAD  
 s site, a full measured survey is carried

